



Indian Village Community Association, Inc. Annual Meeting Minutes
Annual Meeting Minutes
March 9, 2016

The Indian Village Community Association March 9, 2016 Annual Meeting was held in the gymnasium of Indian Village Elementary School. Board of Directors in attendance were Connie Fogwell, Stacey Hartman, Sally Williams and Steve Zeigler. Officers in attendance were Mark Leonhardt, President/Director; Brent Davis, Vice-president; and Sarah Didier, Secretary/Treasurer. Also in attendance were 36 Indian Village residents.

The meeting was called to order at 7:04pm by President Mark Leonhardt.

Mark introduced the Board and then read the IVCA Mission Statement.

PowerPoint Presentation - The PowerPoint presentation was given, during which some residents had questions. Most of the questions had to do with the association being broken and what the Board is doing to get the signatures needed for the Covenants.

Approval of March 11, 2105 Annual Meeting Minutes - A motion to approve the March 11, 2015 Annual Meeting Minutes was made by Sally Williams, seconded from the floor, and passed by unanimous vote.

Approval of February 2016 Financial Report - A motion to approve the February 2016 Financial Report as presented was made from the floor, seconded from the floor, and passed by unanimous vote.

2016 Budget - The Budget has already been approved by the Board, but we opened it up for discussion. One resident asked why there was money spent for the Holiday Lighting Contest when we didn't hold one in 2015. Sarah Didier explained how she went to buy gift cards and when she tried to pay for them, her debit card with the bank didn't work. She had to pay for them using her personal debit card and wasn't reimbursed until January, 2015. Because we use the cash method of accounting, that money that was spent for an event in 2014, showed up on the books in 2015.

Protective Covenants Update - Several Board members have been going door to door to obtain the necessary number of signatures needed. The majority of residents are very anxious to move forward. Mark Leonhardt explained how Sarah Didier went to the Recorder's Office to record Section B and she was told that in order for IVCA to become one neighborhood, all sections would need to be recorded at the same time.

Resident Concerns (Discussion only)

- Rentals - anything new on them? We are not opposed to landlords with a good track record. What we are trying to get away from is out of state landlords who don't take care of their properties. Getting the Covenants signed and the association back on track, will enable us to do just that.

Election - Sally Williams and Steve Zeigler's terms are up. Both were reelected to serve another 2 years as Directors.

Guest Speaker, Rick Kinney, President, Even Keel Event Productions, LLC

Rick moved to Fort Wayne in 1985 from Louisiana. He started playing drums when he was 7 and ultimately joined a band. He graduated from audio school when he was 20. His job took him all over the US setting up audio equipment for events. Since he was 13, he has had obsession with seeing concerts and has traveled to Chicago, Indy, Columbus, Detroit, and St. Louis, to see bands that don't come to Fort Wayne. He realized that those bands didn't come to Fort Wayne because we didn't have the proper venue for concerts. In 2010 he was promoting shows in Fort Wayne, traveling, doing audio, and seeing concerts, when he decided he wanted to put together a venue here in Fort Wayne for concerts. That is when he bought the Clyde Theater. Rick found out who owned it, got in touch with them. The first time he went in the theater, it was full of pigeons, trash, feces, broken windows, etc., but he saw a vision. In 2012 he had the right plan together to

purchase the Clyde and had the deed by May 2012. The first thing he did was to get the pigeons out. In 2013 he began to implement a plan to revitalize the Clyde Theater and Quimby Village. The Clyde Theater went vacant in 1996, which made Quimby Village 40% less in revenue and meant no money for upkeep. For 3 ½ years Rick has been trying to get other residents of Quimby Village to get on board to fix things, like the parking lot. \$300k is what it will take to fix the parking lot and get new lights in. His company intends to do the upkeep of the property. The bowling alley has been purchased and all the lanes have been removed. 3 weeks ago, the bowling alley was sold again. It is going to be torn down and a 2 million \$ restaurant development will be going in. Rick has been raising money to renovate and is now looking for grants that will match his money to finish the construction. If all goes as planned, construction could begin in May 2016. The timeline for completion is 6 months, so by 2017 we could be seeing events taking place there. This will take the assessed value of the Clyde to maybe 3 million \$, which could be \$75,000 in additional revenue for the area. That in turn could mean new sidewalks, among other things. With a capacity of 2,200 standing, or a little over 1,000 seated, the Clyde could hold skateboarding events, private corporate fundraisers, pretty much anything the Grand Wayne and other large venues currently do. It will also have an art gallery with sculptural art and deli cafe with coffee, tea, and sandwiches. Rick envisions the art to be something completely different than just canvas art. He will also have large rock concerts there. He Plans to keep the name The Clyde Theater and revitalize it into a performing arts center and concert hall. His long term vision is for a bike bridge to be built over Bluffton Road to Indian Village Park and then another bridge over the river connection Indian Village Park to Foster Park.