

Hearthstone Open Meeting Policy

March 10, 2025

Background

The State of Indiana requires that an Association have open meetings. Executive sessions of the Board are limited to discussions about delinquent accounts and to discuss possible or ongoing litigation. Open meetings provide for observation and attendance, but not for participation in Board deliberations or voting. There are no other statutory requirements.

Since the Hearthstone Covenants and By-Laws do not address this issue, this Board Policy provides the following guidelines:

- A. The purpose of Board meetings is for the Board to conduct Homeowners' Association business. Homeowners may attend Board meetings as observers only, hearing and observing what the board is discussing and the decisions they reach. (All Association members deliberate and vote on items of community concern at the Annual Meeting and at specially called business meetings of the Association. All homeowners may fully participate in these meetings.)
- B. The Board may invite a homeowner to make a presentation on a specific item. This will be determined in advance of the meeting. The presentation may be given a time limit. After the homeowner's presentation, the Board will proceed with its own deliberation.
- C. At its discretion, the Board may have a public comment time during the meeting for appropriate topics and may use a time limit.
- D. A representative of the HOA Management Company may be asked to attend a Board Meeting. This representative will provide information and advice as requested by the Board.
- E. A schedule of Board meetings will be maintained in the Community Calendar on the Homeowners' Portal.
- F. Minutes of Board meetings will be made available on the Homeowners' Portal in the folder "1Governing Documents" within the Documents section as they are approved.