

Minutes of the Board of Directors
November 13, 2025
Of the East Central Neighborhood Association
MadJax Building, 515 E, Main Street - Meeting Room

- I, **Call to order:** 7:07 PM
 Board Members in Attendance:
 Paige Brown, DeWayne Estes, Erin Lovall, Kim Miller, Chris Poland, Annie Poole, Mecca Shreves, and Lynn Thornburg.
 Absent: Nathanael Snow and Dorothy Neff
 Guest: Rob Miller
- II **Announcements :** DeWayne announced that ECNA would sponsor a Holiday Home Tour this year on December 6th from 4-8 pm and December 7th from 1-5 pm. Homes are Chris Poland (324 N Vine), Keith and Amanda Willis (800 E Washington), the Snow's at (704 E Washington), Victoria Linssen (616 E Washington), Rachel Andrews (708 E Washington), DeWayne and Randy (711 E Washington), and EK House (715 E Washington).
- Also, DeWayne and Randy are hosting the BSU Group for their presentation.
- III **Minutes:** DeWayne motioned and Mecca seconded, and the motion passed to approve minutes as presented.
- IV **Financial Report:** Detailed financial reports for ECNA General Fund at First Merchants (Balance of \$26,517.91) the Festival Account at The Financial Center Ball State FCU (Balance of \$24,633.81 Checking and \$5.00 in Savings Paige made the motion and DeWayne seconded to accept the Finance Reports as presented. Motion passed.
- V **Election of Officers:** DeWayne nominated Kim Miller for President. Lynn seconded motion. No other nominations. Motion carried. DeWayne nominated Chris Poland for V Pres. Mecca seconded. No other nominations. Motion carried. Paige nominated Erin for Secretary. Mecca seconded. No other nominations. Motion Carried. DeWayne nominated Paige for Treasurer. Annie seconded. No other nominations. Motion carried. Mecca motioned to put the president, vice president, and treasurer on the first merchant account and remove Brian Shaw and Dorthy Neff. Paige seconded. Motion carried. Erin motioned that the president, vice president, treasurer, and chairman be put on the Ball State credit union account and remove Brian Shaw and Dorthy Neff. Mecca seconded. Motion carried
- VI **Committee Reports:** Kim reported that she would appoint Committee Chairs at the next meeting. She mentioned that she had a few ideas for committees, including Financial committee, Quarterly Meeting committee, EK House Committee, and History/Archival Committee. She asked Lynn to consider chairing this committee because of length of time involved in ECNA and knowledge of histories of the properties.
- VII **ARP Funds:** . The ARP Funds Report noted that \$4,009.25 remains from the original budgeted amounts. Balances in the Orchard water fund \$622.00, OWSF electrical \$781.43, Washington Park and Orchard picnic tables \$1,500.00, BSU students bench project for Park \$1,284.40 and EK Porch \$(179.38). Discussion was held on how to use the remaining balance of funds. Chris reported that the water at the orchard may need more than what is in the balance, because of breakage at the spigot and other plumbing issues. Balance remaining after the OWSF electrical is completed, using those remaining funds to purchase heavy duty electrical cord covers for the street to ensure safety of festival goers, as well as balances in the other line items and present a proposal to the ARP Committee to allow the monies remaining to be moved to the EK House project, especially mold remediation and water damage issues.

VIII Kimbrough House: Chris and DeWayne and Rob reported that the windows upstairs are done and the foundation is repaired. **Insurance policies:** Board had a chance to review the 2 quotes regarding insurance for the EK House and the other properties owned by ECNA as well as B&O Insurance and liability/event coverage. There was nearly a \$2,000 difference between Goosehead Insurance and State Farm Insurance Quotes, with State Farm being the lower quote. Erin was going to get more information regarding the differences in the quotes and it was decided to vote by email on the best quote offering the most protection for the organization. **Mold remediation:** DeWayne needs to get the reports from Brian to know exactly the treatment needed. Damage Doctors could inspect and if decided, could also complete the remediation. Chris reported that the downstairs has been totally wiped down several times in the last couple of months and felt that the solution used was successful. He also reported that several years ago, the basement stairway was painted with Kilz, which encapsulates the mold and it is still successful, as no mold is noted. Paige motioned and Mecca seconded to get the mold inspection (\$300) and go forward with the action. **Locks:** Kim asked that the board approve the installation of keypad locks at EK House, to facilitate who has access and when the property is entered. It would also facilitate easy access for one time use by others who may want to hold an event in the property. It was decided to investigate options and make decision on best option

IX Festival Storage: ECNA has use of the property on Hackley (Russell's) until April. Discussion followed on what options were available, including clearing out Emily's back rooms and using that and the upstairs for Festival Storage. Russell is offering \$100 per month to ECNA for each month before April that the building is vacant. Lynn offered to speak with the owner of North Central Industries, who owns several warehouses in the neighborhood and propose using some space. Rob mentioned that we do have the option of pallet storage with wrap to make it easier to move and store.

X Old West End Collaboration: Kim brought up that OWE is interested in some collaboration, first event would be a joint float in the Light Up Downtown Holiday Parade on First Thursday in December. There is a trailer available and a theme using lights. It was also proposed that ECNA could partner with OWE for this event and also consider using the trailer to carol up and down Washington Street and OWE on the two days of the Holiday Tour.

Adjournment: 8:41 PM

Kim Miller, President, East Central Neighborhood Association Board of Directors

Lynn Thornburg, Outgoing Secretary, East Central Neighborhood Association Board of Directors_