



CONNECTIONS

August 2026

HBA Fall Golf Outing set for September 24 at Coyote Creek Golf Club

Registration now open! See page 9 for details!





Introducing Your New Hero for Seamless Closings!

Metropolitan Title is excited to launch **MetroDirect**, a digital system designed for real estate professionals to make your job easier and closings smoother.

Here's How Your Direct Line to Success Works:

- **Digital Transaction Information Forms:** Stop scanning paperwork! Easily submit client information using our digital forms with fill-in-the blank and dropdown fields. It's fast, neater, and more efficient.
- **Buyer and Seller Information Forms:** No more chasing information or signatures for the Payoff Authorizations. We send digital forms directly to the buyer and seller to gather the information we need for closing, including the Payoff Authorization! Agents are no longer the middleman. You get peace of mind, your client gets privacy, and files close on time.
- **Your Choice:** Prefer your current process? No problem! MetroDirect is an optional tool. Try it and see how easy closing transactions can be!



Have Questions? Contact us to learn more!



Amy Schiltz
aschiltz@metrotci.com
260.414.5127



Leah Graham
lgraham@metrotci.com
260.705.1418

METROPOLITANTITLE.COM

2026 Annual Sponsors

PEAK



BEAM



FOUNDATION



Inside this issue

Page

5	President's Pen
6	Upcoming Events
8	Indiana Mechanic's Liens: Key Timeframes and the Subcontractor Personal Liability Notice
10	IBA/NAHB News
11	Membership Updates - Renewing Members - New Members
12	Spike Club Update
14	Workforce Development
17	July 2026 Board Minutes
18	Lumber Report

CONNECTIONS is a monthly publication of the Home Builders Association of Fort Wayne, Inc.
305 West Main Street
Fort Wayne, IN 46802
(260) 420-2020
hbafortwayne.com

HBA STAFF

Rebecca Cameron | Executive Officer
rebecca@hbafortwayne.com

Jen Cameron | Member Services Director
services@hbafortwayne.com

CONNECTIONS is published 12 times per year and distributed to all members in good standing. HBA membership is open to all builders and businesses that benefit from new residential construction in northeastern Indiana. Subscription to *CONNECTIONS* is included in annual membership dues. Advertising space is open to HBA members only, and is available throughout the year.



2026 HBA Executive Officers

President	Nic Hoeffel	Windsor Homes
Vice-President	Glenn Claycomb	Rivers Edge Construction
Treasurer	Matt Lancia	Matt Lancia Signature Homes
Secretary	Greg Gerbers	The DeHayes Group
Immediate Past President	Nate Delagrange	Colonial Homes



2026 Board of Directors

Standing: (L to R) Brad Giese, John Belote, Mike Jenkins, Rachel Kees, Amy Schiltz, Jhonelle Kees, AJ Sheehe, Austin Lundquist, Bob Fisher, Matt Lancia, Treasurer

Seated: (L to R) Al Hamed; Glenn Claycomb, Vice-President; Nic Hoeffel, President; Nate Delagrange, Immediate Past President; Greg Gerbers, Secretary

Not pictured: Barclay Allen, Tyler Cady, Nick Toney

TAX RULING: Dues payments to the Home Builders Association of Fort Wayne, Inc. are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as an ordinary and necessary business expense, subject to exclusion for lobbying activity. Because a portion of your dues is used for lobbying by the National Association of Home Builders (NAHB) and the Indiana Builders Association (IBA),
For BUILDERS \$28.70 is not deductible for income tax purposes and for ASSOCIATES \$25.90 is not deductible.



August is upon us! As we start preparing for fall, my hope is that everyone has had the opportunity to enjoy the summer to this point, and we are ready to finish our building season strong.

That said, I want to take a minute to talk about membership. I ask that during your daily interactions with your external partners that you take the time to talk about the HBA. If they are not a member, talk to them about signing up. If they are already a member, talk to them about getting involved in committees and events.

It's easy for this stuff to get lost in the day-to-day grind, but our Association only works because people keep showing up for it.

We have a lot going on the last portion of the year: HBA Golf Outing in September, Chili Cook Off in October, and Remodelers Expo in November. I'd love to see a strong turnout at each of these popular events! Attending and being a part of these events are the moments that make the membership worthwhile, beyond the advocacy, rebates, and directories. I hope to see many new faces at these upcoming events!

As always, I look forward to seeing you all soon!



Nic Hoeffel
2026 Board President

Have an issue? We can help!

If you're dealing with an issue related to building codes or legislation, bring it to the HBA Governmental Affairs Committee. Contact Rebecca Cameron at the HBA office, (260) 420-2020 or rebecca@hbafortwayne.com



DISCOVER
THE
BENEFITS



One-time closing

A locked, competitive fixed rate

**Interest only payments
during construction phase**

5% down conventional financing

In-house underwriting & servicing

Bridge and Land Loans

**GET STARTED ON YOUR NEW
CONSTRUCTION LOAN TODAY!**

Call us at **260.373.1636** or **800.752.4613 x1636**,
schedule an appointment at **profedcu.org/appointments**,
or apply online at **profedcu.mortgagewebcenter.com**.



Federally Insured by the NCUA

UPCOMING EVENTS

Be sure to add these dates to your calendar and
watch for registration information!

HBA Fall Golf Outing

Thursday, September 24

Coyote Creek Golf Club

REGISTRATION NOW OPEN!

13th Annual Chili Cook-Off & Silent Auction

benefitting HBA Student Chapters at FWCS/Anthis, East

Allen Career Center, Garrett High School

Thursday, October 22

D.R. Horton

3rd Annual Remodeling Expo

Friday, November 6

Saturday, November 7

Allen County War Memorial Coliseum

REGISTRATION NOW OPEN!

HBA Open House/Night of Lights

Wednesday, November 25

Coyote Creek Golf Club

Inaugural Gala/Casino Night

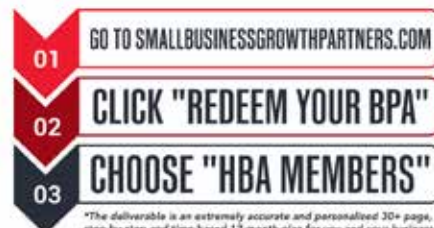
Friday, December 11

Ceruti's

Redeem Your BPA in 3 easy steps!

100% of the cost for your BPA is covered by your Association Membership

BPA stands for Business Diagnostic & Plan of Actions and is an exclusive and private business planning tool from Small Business Growth Partners, developed through focusing on the issues of builders, remodelers, HBA Associate members and how to solve them.



*The deliverable is an extremely accurate and personalized 30+ page, step-by-step and time-based 12-month plan for you and your business.



SMALL BUSINESS
GROWTH PARTNERS



Remodeling Expo



**Friday, November 6
Saturday, November 7**

**Do you provide products and services
directly to homeowners?**

The Home Builders Association's Remodeling Expo is the perfect way to grow your business! Our consumer-focused event targets homeowners interested in home improvements ranging from small upgrades to complete interior/exterior renovations.

**Exhibit space: 10' x 10' booth - \$750
Additional adjacent booth space: \$500 each**

Join these registered members:

Champion Windows & Home Exteriors	LJ Stone
Doors & Drawers	Quality Stone Services
Home Pro Windows, Roofing, Siding, Doors	Raber Patio Enclosures
Inspired Closets/Better Organized Spaces	Renewal by Andersen
James Hardie Building Products	Rivers Edge Construction & Remodeling
JB Dumpsters	ScreenMobile
Knot Just Decks	The DeHayes Group
LeafFilter Gutter Protection	Windows Doors & More

**Register online at hbafortwayne.com/events
or contact the HBA office (260) 420-2020.**

Sponsored by:



Connections - August 2026 -

Indiana Mechanic's Liens: Key Timeframes and the Subcontractor Personal Liability Notice

Mechanic's liens in Indiana remain a powerful tool to secure payment on both commercial and residential projects for contractors, subcontractors, laborers and suppliers for unpaid debt. Because lien rights are strictly statutory and time-sensitive, understanding the filing windows is essential to preserving leverage and avoiding forfeiture of claims. However, as detailed below, if you fail to timely and properly record a valid mechanic's lien, additional options exist.

Filing Deadlines to Record Mechanic's Liens

Indiana imposes short, non-extendable deadlines for recording a mechanic's lien after furnishing labor or materials. While project types and claimant roles can affect precise timing, the core timing principles are as follows:

- **Commercial projects:** A claimant must record its mechanic's lien within 90 days after the last date it furnished labor or materials to the project. The lien must be recorded in the office of the recorder in the county where the real property is located, and within the statutory period measured from the claimant's last furnishing date. Claimants should calculate conservatively, as any delay beyond the statutory window will generally extinguish lien rights.
- **Residential projects (including owner-occupied residences):** A claimant must record its mechanic's lien within 60 days after the last date of furnishing.

Alternatives to Mechanic's Liens

However, if a contractor does not record a mechanic's lien within the required timeframes outlined above, there are additional avenues available to seek payment, which are detailed below.

Breach of Contract: If you miss the statutory deadline for recording a mechanic's lien, you still have the option to pursue a breach of contract claim against the party that hired you, whether that is the property owner or an upstream contractor. This claim is based on an agreement, either written or oral, and allows you to seek compensation

for the unpaid balance, as well as for approved change orders, retainage, and potentially interest or attorney's fees if those terms are included in your contract. It is essential to comply with any contractual requirements regarding notice, claim submission, dispute resolution procedures, and limitation periods, as these provisions may affect your ability to recover amounts owed.

Account Stated/Quantum Meruit/Unjust Enrichment: If you lack a formal written contract, or if pursuing a contract claim is impractical, you still have the option to seek compensation through equitable remedies. These claims, including account stated, quantum meruit, or unjust enrichment, allow you to recover the reasonable value of the labor and materials you provided to the project. However, these equitable claims are highly dependent on the specific facts of the case and may be restricted if a written agreement governs the parties' relationship. Before proceeding, it is important to evaluate whether the circumstances support such a claim, and to be aware that the court will closely examine the nature and extent of the benefit conferred, as well as any existing contractual obligations.

Subcontractor Personal Liability Notice Under IC 32-28-3-9: Finally, Indiana law provides an additional remedy to subcontractors and suppliers who do not contract directly with the property owner. Under IC 32-28-3-9, a qualifying subcontractor may serve a personal liability notice on the owner, placing the owner on notice of amounts due and unpaid for labor or materials furnished to the project. Key features and implications include:

- **Who may use it:** Subcontractors and suppliers lacking privity with the owner. (General contractors generally proceed through direct contract remedies and lien rights.)
- **Timing:** Personal liability notices have no firm filing deadline and thus this is an excellent option for a subcontractor who failed to timely file a proper mechanic's lien.

See Mechanic's Liens, page 13



Home Builders Association of Fort Wayne, Inc.

FALL GOLF OUTING

SEPTEMBER 24, 2026

Team Registration: \$ 800/foursome*

Includes 18 holes of golf with cart; breakfast, lunch, (3) drink tickets & driving range

**Registrations accepted on first-come basis
& two of the foursome must be HBA members.
Proper attire required; no t-shirts or tank tops.*

Limit (1) team per member business until August 28, after which additional team(s) per business will be available as space allows.

Contact the HBA office, (260) 420-2020 or services@hbaftfortwayne.com to be placed on the waitlist for a second team.



4935 Hillegas Road, Fort Wayne

8:15am, CHECK-IN

Breakfast & First Drink of the Day

9am, SHOTGUN START

LUNCH & AWARDS

following golf

AVAILABLE SPONSORSHIPS

All sponsorships receive:

- Pre- and post-event social media posts
- Recognition during event program
- Logo recognition in Connections & Weekly Update email

Event Sponsor (\$900)

- includes (1) team entry

Tee Off Sponsor (\$600 - 1 available)

- Host breakfast & first drink of the day in cups bearing your business logo

19th Hole Sponsor (\$600 - 1 available)

- Opportunity to speak at lunch and provide giveaways

Cart Sponsor (\$600 - 1 available)

- Your logo displayed on the score card clip on every cart
- Opportunity to provide giveaways placed on every cart

Snack Cart Sponsor (\$600 - 1 available)

- Opportunity to meet & greet at as you drive the course in a cart bearing your company logo

Showcase Hole Sponsor (\$400)

- Staffed hole with your product/service on display
- Provide door prize

Activities at Showcase Holes are optional, but encouraged!

Green Sponsor (\$250)

- Yard sign with company name/logo placed at green

The course will make every effort to continue play through inclement weather; however, no refunds will be issued in the event of cancellation.

EVENT SPONSORS



BEVERAGE CART SPONSORS



SNACK CART SPONSOR



REGISTERED TEAMS

1-Rabb Water Systems	19-
2-Wayne Pipe & Supply	20-
3-Central Supply Company	21-
4-ProFed Credit Union	22-
5-Builders First Source	23-
6-Big C Lumber	24-
7-AdLab	25-
8-Lee Supply Company	26-
9-Colonial Homes	27-
10-Kiracofe Homes	28-
11-Timberlin Homes	29-
12-Bob Buescher Homes	30-
13-Wannemacher Design Build	31-
14-Reece Wholesale	32-
15-Rivers Edge Construction	33-
16-	34-
17-	35-
18-	36-

Event registration available online: hbaftfortwayne.com/events

Connections - August 2026 -



IBA now accepting entries for 4th Annual Hoosier Excellence Awards

HOOSIER
Excellence
AWARDS



Enter today at ibaaward.com

Starting today, submit your projects for consideration in the 2026 IBA Hoosier Excellence Awards!

IBA is excited to announce the return of the Hoosier Excellence Awards for its fourth year. From today, through September 4, builder and remodeler members can submit their projects to 15 categories. Need inspiration? Check out last year's winners [here](#).

Submission Process: Projects may be submitted through September 4, 2026, at ibaaward.com. To be eligible for entry, projects must have been completed between September 1, 2025, and September 1, 2026. Entry is free and limited to IBA members.

Judging Process: Winners will be selected by an independent judging panel of building industry professionals and consultants. These experts will carefully evaluate each submission based on various criteria, including innovation, craftsmanship, design, and overall excellence.

Awards Ceremony: Winners will be honored at a grand ceremony on December 2, 2026, which will take place in conjunction with the highly anticipated IBA Board meeting. This event will provide an excellent opportunity for networking and celebrating your achievements among industry peers.

Which of your projects will you submit for an opportunity to be showcased as an outstanding builder or remodeler in the state?

Platinum Sponsors



Gold Sponsors



Upcoming Events

August 25-27

Association Management Conference
St. Louis, MO

October 6-8

NAHB Fall Leadership Meeting, Detroit, MI

January 30-February 4, 2027

International Builders Show (IBS)
Las Vegas Convention Center

May 18-22, 2027

Spring Leadership Meeting, Washington D.C.

September 20-22, 2027

Fall Leadership Meeting, San Diego, CA



meridiantitle.com

MERIDIAN TITLE

YOUR PEACE OF MIND



The Title Partner
You Can Rely On.

CHOOSE MERIDIAN TITLE.

◀ Exceptional Customer Service

◀ Top-Tier Products & Services

◀ Education & CE Opportunities

◀ Seasoned Title & Escrow Teams

Ashley Robey
Account Manager
269.841.6896
arobey@meridiantitle.com

Katelyn High
Account Manager
260.450.7656
khigh@meridiantitle.com

Nichole Jehl
Regional Sales Manager
260.740.4578
njehl@meridiantitle.com

Chris Alexander
Senior Account Manager
260.246.1687
calexander@meridiantitle.com



RENEWING MEMBERS

Thank you for your continued support!

AKC Improvements
Ceruti's Catering
EE Brandenberger Construction
Miller Cabinetry & Furniture
Movelmart USA, Inc.
Nob Brick & Fireplace
Speedway Concrete, Aggregate & Supplies
Taylor Rental Center/
Auburn Rental & Supply
TJ Nowak Supply Company
Wannemacher Design Build
Windows Doors & More

First Federal Savings Bank
Glenbrook Automotive Group
John J. Zehr
Kiracofe Homes
Meyer Renovation
Pure Homes
Redfli Electronics
Republic Services
Ben Schmucker Construction
Watercutter Financial Consultants

WELCOME NEW MEMBERS:

Veritas Homes

Corey DeRoo
426 Meridian Avenue
Monroe, IN 46772
(260) 701-6051
corey@veritas-homes.us

Jake Jordan Remodeling, LLC

Jacob Jordan
11226 Dougherty Run
Fort Wayne, IN 46845
(260) 341-2741
jordjh224@gmail.com



We Love Bathrooms!

Assistance With Kitchen & Bathroom Fixture Selection For New Construction/Remodels. Assistance With Countertop Selection & Professional Cabinet Design.

260-247-2690

701 E. Wallace
Fort Wayne, IN 46803

*Monday-Friday
8:30a-4:30p*

TheElegantKitchenAndBath.com

Our State-Of-The-Art Showroom Features The Most Current & Fashionable Designer Fixtures Available!

*FOR GUARANTEED TIME WITH A CONSULTANT, APPOINTMENT IS REQUIRED

The Elegant Kitchen & Bath
A Central Supply Collection



**HIGHLIGHTED NAMES
INCREASED POINTS
LAST MONTH!**

**DON'T LOSE YOUR
SPIKE CREDITS!**

Per NAHB, any recruiter with less than 25 spikes who does not recruit a new member or accumulate retention credits for one year will lose their spike points. Be sure your recruited members are renewing, or recruit a new member!

STATESMEN (500-999)	LIFE SPIKE (25-49)
680 Rob Wacker	47 Bruce Jackson
621 Jeff Thomas	44 Terry Stauffer
608 Herb Delagrange	37 James Buckhardt
SUPER SPIKES (250-499)	28 Jeff Bushey
449 Bob Buescher	28 Chad Delagrange
291 Jamie Lancia	28 Brad Wallace
ROYAL SPIKES (150-249)	26 Chad Korte
243 Jay Shipley	BLUE SPIKES (6-24)
243 Matt Momper	24 Michael Coe
238 Roger Delagrange	22 Brad Lombard
238 Duane Kees	20 Adam Clemens
216 Charlie Giese	18 Mark Heller
201 Jim Klotz	15 Nic Hoeffel
181 Greg Gerbers	13 Michael Jenkins
170 Barclay Allen	12 Glenn Claycomb
155 Kay Feichter	10 Tyler Miller
152 Matt Lancia	9 Ryan Schiltz
RED SPIKES (100-149)	8 Jhonelle Kees
143 Ric Zehr	7 Alex Miller
113 Kevan Biggs	7 John Miller
111 Logan Buescher	7 Ryan Wannemacher
109 Jerry Korte	6 Tong Nokaya
109 Rodney Robrock	SPIKE CANDIDATES
GREEN SPIKES (50-99)	5 Brian Poor
86 Josh Barkley	4 Amy Schiltz
81 Gregg Richhart	2 Brad Botts
76 Jim Bauman	2 Bradley Davis
75 Lynn Delagrange	2 Stefan Hartman
73 Luke Hoffman	2 Ronald Lee
59 Brad Cayot	2 Kamran Mirza
59 Tyler Kees	2 Kevin Walsh
54 Austin Lundquist	1 Ralph Anderson
50 Nate Delagrange	1 Emanuel Brandenberger
	1 Heath Guenin
	1 Al Hamed
	1 Jeff Heiniger
	1 Denny Kees
	1 Justin Kuhn
	1 Linda Maynhart
	1 A.J. Sheehe
	1 Troy Slattery
	1 Michael Woodfill



Spring into Homeownership!

If you are in the market for a new home in 2026, 3Rivers can help!

From conventional loans, to one and two-time close construction loans, to home equity loan options that can help cover the costs of that new roof, updated patio, or kitchen remodel you have been dreaming of, our wide range of mortgage solutions and **local servicing** make the process of building, buying, refinancing, and renovating simple.

Let's help you reach your homeownership goals in 2026!

Visit 3riversfcu.org/home to get in touch with a 3Rivers mortgage loan officer for personalized service, every step of the way.



3riversfcu.org | 800.825.3641

Federally insured by the NCUA.



NMLS# 556303

Mechanic's Leins, continued from page 8

- **Content and service:** The notice must identify the claimant, the owner, the nature of the labor or materials furnished, the amount claimed, and the property sufficient for identification, and it must be served on the owner in the manner permitted by statute.
- **Effect on the owner:** Upon receipt, the owner may become personally liable—up to the unpaid balance due or to become due to the general contractor—if the owner fails to withhold sufficient funds to satisfy the noticing subcontractor's claim. Practically, this notice compels the owner to account for claimed amounts before releasing further payments to the general contractor.
- **Relationship to liens:** The personal liability notice does not replace the mechanic's lien. It is an additional, complementary remedy that can (a) secure payment from funds still in the owner's control and (b) increase settlement leverage without waiting for foreclosure. Subcontractors should generally both serve the personal liability notice and timely record a mechanic's lien to preserve all available avenues of recovery.

Practical Takeaways

- Track last-furnishing dates in real time and diary both the lien-recording and personal liability notice deadlines immediately.
- For subcontractors, consider a personal liability notice to reach contract funds in the owner's hands and to encourage early resolution.
- Do not rely on assurances of future payment or change-order processing to delay statutory filings; statutory periods are unforgiving.

For project-specific guidance, including confirmation of the applicable deadlines and notice content, please contact real estate attorney Mark H. Bains at 260-423-8902.



A partner with Barrett McNagny, Mark Bains focuses his practice on real estate and construction law, representing clients in acquisitions, dispositions, leasing, zoning and land use matters, as well as real estate-related litigation. He regularly advises residential and commercial

contractors on construction contracts, mechanic's liens and foreclosures, contract disputes, defective workmanship claims, and collection actions.



**Thank you
for your
support!**

-Justin Daniel Kuhn Sr

J.D. KUHN

**HEATING AND
AIR CONDITIONING LLC**

Local Honest Midwest Service



VOLUNTEERS NEEDED!

Members! We're gearing up for our third year of workforce development programming with the Boys & Girls Clubs of Fort Wayne.

Beginning Thursday, September 3, we need HBA volunteers to work with middle-school age students who are interested in learning more about construction trades. Volunteers will assist the students in building cornhole board sets, which the students can then take home to enjoy with their families. Weekly sessions run 5-6:30pm and we will need 3-5 members each week. Full program dates are listed below. Contact Rebecca at the HBA office if you're interested in volunteering or learning more about the program. This is a great way to create a positive impact on the future workforce in our area!



2026 Program Schedule

Session I

September 3
September 10
September 17

Session II

October 1
October 8
October 15

Session III

October 29
November 5
November 12

Pizza Party for all participants

November 19

Sessions run 5-6:30p

AQUA SYSTEMS
i love my water.com

50th Anniversary
Water Treatment Service

Why do 9 out of 10 people who talk to us choose our water systems?

- Superior Products and Service Since 1959
- Industry-Leading Warranties
- NO-RISK 90-Day Unconditional Money-Back Guarantee

**Water Softeners
Purification Systems
Bottled Water
Home and Office Delivery
Salt & Bottled Water Drive-Thru**

Call or visit our Dupont Rd. location:

3832 E. Dupont Rd.
1/4 mile east of I-69
at exit 116
(260) 483-3963
(877) 640-4109

**Open Monday - Friday 8 a.m. - 6 p.m.
Saturday 8 a.m. - 2 p.m.**

Q2 2026 HBA REBATES CLAIM DEADLINE EXTENDED TO FRIDAY, AUGUST 28

**HBA
REBATES**



HBA Builders: Turn Your Brand Loyalty into HBA Rebates

Free Member Benefit of your State & Local HBA

EASY TO PARTICIPATE!

IF YOU USE ANY OF OUR
PARTICIPATING MANUFACTURERS

1

Register

2

Submit a rebate claim

3

Receive a rebate check

The average rebate per builder/remodeler
company who participated in 2025

\$1,696.46

HBArebates.com

info@HBArebates.com

866.849.8400

@HBArebates



MANUFACTURERS





MAKE YOUR MOVE THIS SUMMER!



Julia Moore
Cell: 574-453-1096
Office: 574-268-1089
juliam@firstfederalbanking.com
www.juliamoore.com
NMLS#399947



**Up to \$1,000 off
closing costs!**

\$500 off closing costs for any purchase, construction, or refinance first-lien residential mortgages.



+ Another \$500 when you set up optional automatic payments from a First Federal Savings Bank personal deposit account.



Offer valid for applications received from now through September 30, 2026. Available only on loans serviced by First Federal Savings Bank. Additional terms apply.

Offer valid for first-lien, 1-4 family residential purchase, construction and refinance mortgages. Credits are lender credits applied toward eligible closing costs; credits cannot exceed total eligible closing costs, points and/or prepaids. Cannot be combined with any other First Federal Savings Bank Mortgage Specials. Subject to credit approval, property, and underwriting. Rates, terms, and conditions subject to change without notice. First Federal Savings Bank is FDIC Insured and an Equal Housing Lender. NMLS# 399927

Owning a business is a labor of love.
And FRANKLY our insurance has you covered.

Members of Home Builders Association of Fort Wayne can save money on commercial insurance.

- Commercial insurance discount
- Workers' compensation discount
- Streamlined audit procedures
- Discount on subcontract rates
- Bundled coverages including errors & omissions
- Endorsements for property, liability and auto

The DeHayes Group's Greg Gerbers is a past President (2015) and current Treasurer (2018) of HBA of Fort Wayne and also serves as IBA: OSHA Chairman, AVP and State Director.

Contact Greg Gerbers, CIC at
260.969.1317 or greg@dehayes.com.

Let's have a frank conversation



THE
DEHAYES GROUP



July 2026 Board Meeting Minutes



305 W. Main Street
Fort Wayne, IN 46802
(260) 420-2020
hbafortwayne.com

Home Builders Association of Fort Wayne Board of Directors Meeting Minutes 7/14/26

Roll Call

Present: Nic Hoeffel, Glenn Claycomb, Al Hamed, Greg Gerbers, Nate Delagrange, Jhonelle Kees, Rachel Kees, Amy Schiltz, Barclay Allen, Tyler Cady, Matt Lancia, Nick Toney

Absent: Bob Fisher, Brad Giese, AJ Sheehe, Mike Jenkins, Austin Lundquist, John Belote, Mark Baines

Call to Order

The meeting of the HBA Board of Directors was called to order by President Nic Hoeffel. 8:00am

Consent Agenda

A motion was made and seconded to approve the Consent Agenda as presented. Motion carried.

Secretary's Report

- June Board Meeting Minutes were reviewed and approved.

Financial Report

- June 2026 financial review/summary was presented.
- A motion was made and approved to accept the June 2026 Financial Report.

Committee Reports

Workforce Development

- Report was presented. Items discussed.

Program/Marketing

- Report was presented. No additional action required.

Governmental Affairs

- Motion made and seconded to make two if the Huntertown candidates whole up to 500.00 each.
- Motion made and seconded to meet with any candidate that ask us for contributions with the executive team to discuss their views on affordable housing and growth.

Membership

- NAHB Spring Membership Drive, April 1 – June 30
- Applications for membership were presented and approved, including approval for participation with the BBB program as noted.

EO Report

Update on reports and events, including reviewing past dues and invoices

Ivy in and around A/C has been removed

Community Fund Raising Scholarships

Golf Outing update – Coyte Creek Sept 24

Notes / Action Items

Adjournment

There being no further business, the meeting was adjourned. 9:05

Submitted by:

Gregory R. Gerbers, Secretary, HBA Board of Directors

1. Basic Ranch on Slab

1,414 sq. ft. of living area, 656 sq. ft. garage

Price Summary	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Jul-25	Jul-24
Framing	\$ 16,560	\$ 16,537	\$ 16,537	\$ 16,481	\$ 16,564	\$ 16,492	\$ -	\$ 16,556	\$ 16,618	\$ 17,110	\$ 17,371	\$ 17,592
Roof	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ -	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,644
Exterior Doors	\$ 709	\$ 709	\$ 709	\$ 709	\$ 709	\$ 709	\$ -	\$ 709	\$ 709	\$ 715	\$ 709	\$ 679
Garage Doors	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ -	\$ 723	\$ 723	\$ 723	\$ 723	\$ 743
Drywall	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ -	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071
Interior Doors	\$ 3,477	\$ 3,477	\$ 3,477	\$ 3,477	\$ 3,477	\$ 3,477	\$ -	\$ 3,477	\$ 3,477	\$ 3,477	\$ 3,387	\$ 3,365
Interior Trim	\$ 3,027	\$ 3,027	\$ 3,027	\$ 3,027	\$ 3,028	\$ 3,028	\$ -	\$ 3,031	\$ 3,032	\$ 3,032	\$ 2,914	\$ 2,908
Final Material	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ -	\$ 598	\$ 598	\$ 599	\$ 598	\$ 598
Garage Door Oper.	\$ 332	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ -	\$ 357	\$ 357	\$ 357	\$ 332	\$ 322
Total	\$ 33,205	\$ 33,208	\$ 33,208	\$ 33,152	\$ 33,236	\$ 33,164	\$ -	\$ 33,230	\$ 33,295	\$ 33,793	\$ 33,814	\$ 33,921

2. Basic 2-Story on Slab

2,080 sq. ft. of living area, 500 sq. ft. garage

Price Summary	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Jul-25	Jul-24
Framing	\$ 22,877	\$ 22,877	\$ 22,837	\$ 22,756	\$ 22,874	\$ 22,926	\$ -	\$ 23,276	\$ 23,475	\$ 24,515	\$ 24,458	\$ 26,040
Roof	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ -	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,096
Drywall	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ -	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,192
Exterior Doors	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	\$ -	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,653
Exterior Trim	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,091	\$ 3,091	\$ -	\$ 3,091	\$ 3,091	\$ 3,091	\$ 3,034	\$ 3,020
Garage Doors	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ -	\$ 723	\$ 723	\$ 723	\$ 723	\$ 743
Final Material	\$ 783	\$ 783	\$ 783	\$ 783	\$ 783	\$ 783	\$ -	\$ 783	\$ 783	\$ 826	\$ 783	\$ 749
Interior Doors	\$ 1,804	\$ 1,804	\$ 1,804	\$ 1,804	\$ 1,804	\$ 1,804	\$ -	\$ 1,804	\$ 1,804	\$ 1,804	\$ 1,783	\$ 1,701
Interior Trim	\$ 6,566	\$ 6,566	\$ 6,561	\$ 6,561	\$ 6,561	\$ 6,561	\$ -	\$ 6,564	\$ 6,564	\$ 6,576	\$ 6,447	\$ 5,148
Garage Door Oper.	\$ 332	\$ 332	\$ 357	\$ 357	\$ 357	\$ 357	\$ -	\$ 357	\$ 357	\$ 357	\$ 332	\$ 322
Fireplace	\$ 1,909	\$ 1,909	\$ 1,909	\$ 1,909	\$ 1,909	\$ 1,909	\$ -	\$ 2,072	\$ 2,072	\$ 2,072	\$ 1,874	\$ 1,619
Total	\$ 48,354	\$ 48,354	\$ 48,334	\$ 48,253	\$ 48,428	\$ 48,479	\$ -	\$ 48,996	\$ 49,194	\$ 50,289	\$ 49,759	\$ 49,283

3. Custom Ranch with Walkout Basement & Screened Porch

3,034 sq. ft. living area with finished basement, 598 sq. ft. garage

Price Summary	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Jul-25	Jul-24
Framing	\$ 39,073	\$ 39,044	\$ 39,076	\$ 39,093	\$ 39,319	\$ 39,388	\$ -	\$ 39,587	\$ 39,802	\$ 41,055	\$ 40,939	\$ 40,226
Roof	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ -	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,361
Exterior Doors	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ -	\$ 2,992	\$ 2,992	\$ 3,011	\$ 2,992	\$ 2,854
Garage Doors	\$ 910	\$ 910	\$ 910	\$ 910	\$ 910	\$ 910	\$ -	\$ 910	\$ 910	\$ 910	\$ 910	\$ 931
Fireplace	\$ 3,995	\$ 3,995	\$ 3,995	\$ 4,071	\$ 4,071	\$ 4,071	\$ -	\$ 4,147	\$ 4,147	\$ 4,147	\$ 4,007	\$ 4,001
Deck	\$ 7,435	\$ 7,435	\$ 7,435	\$ 7,435	\$ 7,435	\$ 7,435	\$ -	\$ 8,621	\$ 8,621	\$ 8,621	\$ 7,455	\$ 10,591
Drywall	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ -	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921
Exterior Trim	\$ 1,434	\$ 1,434	\$ 1,434	\$ 1,434	\$ 1,460	\$ 1,460	\$ -	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,430	\$ 1,363
Interior Trim	\$ 11,010	\$ 11,010	\$ 11,006	\$ 11,006	\$ 11,006	\$ 11,237	\$ -	\$ 11,242	\$ 11,242	\$ 11,254	\$ 10,777	\$ 10,745
Interior Doors	\$ 7,094	\$ 7,094	\$ 7,094	\$ 7,094	\$ 7,094	\$ 7,094	\$ -	\$ 7,094	\$ 7,094	\$ 7,094	\$ 6,968	\$ 5,893
Final Material	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ -	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Garage Door Oper.	\$ 332	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ -	\$ 357	\$ 357	\$ 357	\$ 332	\$ 322
Total	\$ 85,568	\$ 85,563	\$ 85,591	\$ 85,684	\$ 85,936	\$ 86,236	\$ -	\$ 87,703	\$ 87,918	\$ 89,201	\$ 87,102	\$ 88,120

4. Custom 2-Story with Walkout Basement & Screened Porch

4,081 sq. ft. living area with finished basement, 562 sq. ft. garage

Price Summary	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Jul-25	Jul-24
Framing	\$ 42,478	\$ 42,523	\$ 42,456	\$ 42,552	\$ 42,763	\$ 42,899	\$ -	\$ 43,298	\$ 43,566	\$ 44,550	\$ 44,710	\$ 43,868
Roof	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ -	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,660
Exterior Doors	\$ 1,827	\$ 1,827	\$ 1,827	\$ 1,827	\$ 1,827	\$ 1,827	\$ -	\$ 1,827	\$ 1,827	\$ 1,867	\$ 1,827	\$ 1,743
Garage Doors	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ -	\$ 997	\$ 997	\$ 997	\$ 997	\$ 1,015
Drywall	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ -	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847
Exterior Trim	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,630	\$ 4,630	\$ -	\$ 4,630	\$ 4,630	\$ 4,630	\$ 4,515	\$ 4,390
Deck	\$ 5,778	\$ 5,778	\$ 5,778	\$ 5,778	\$ 5,778	\$ 5,778	\$ -	\$ 6,422	\$ 6,422	\$ 6,422	\$ 5,832	\$ 6,770
Interior Doors	\$ 12,887	\$ 12,887	\$ 12,887	\$ 12,887	\$ 12,887	\$ 12,887	\$ -	\$ 12,887	\$ 12,887	\$ 12,887	\$ 12,698	\$ 11,033
Interior Trim	\$ 8,714	\$ 8,714	\$ 8,709	\$ 8,709	\$ 8,716	\$ 8,716	\$ -	\$ 8,718	\$ 8,736	\$ 8,731	\$ 8,475	\$ 12,536
Final Material	\$ 545	\$ 545	\$ 545	\$ 545	\$ 545	\$ 545	\$ -	\$ 545	\$ 545	\$ 574	\$ 545	\$ 522
Garage Door Oper.	\$ 332	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ -	\$ 357	\$ 357	\$ 357	\$ 332	\$ 322
Fireplace	\$ 6,309	\$ 6,309	\$ 6,309	\$ 6,309	\$ 6,309	\$ 6,309	\$ -	\$ 6,801	\$ 6,801	\$ 6,801	\$ 6,205	\$ 5,779
Total	\$ 97,092	\$ 97,162	\$ 97,090	\$ 97,186	\$ 97,520	\$ 97,656	\$ -	\$ 99,193	\$ 99,479	\$ 100,526	\$ 98,845	\$ 100,485

VISIT OUR *kitchen & bath*



SHOWROOM
FOR ALL
YOUR DESIGN
NEEDS!

Mon - Fri 8am - 4pm

(260) 423-9577

shopwkbw.waynepipe.com



Wayne
Kitchen & Bath
Works



Located inside
Wayne Pipe & Supply
6040 Innovation Blvd.
Fort Wayne, IN 46818



13505 David Drive, Grabill
260-627-3645
www.rabbwater.com



Kinetico® Water Systems join
the Mike Holmes products that
“Make it Right”

Store Locations

Warsaw	Grabill
Huntington	Logansport
Kokomo	Lafayette



Kinetico®

home water systems

Independent Authorized Dealer