

Cherrywood 2 HOA Meeting Minutes

23Jan2017, 7:00 PM

Attendees: Sid Jannatpour, Barretts, Shine, Webb, Sakai, Tweitmeyer, Toogood, Meadows, Weaver, Brohm, Menhennett, Lands, Fowle, Ritter, Andrews, Henshaw, Templin, Marshall, Ingerman, Voeller, Beckingham, and Fisher

- 1) Meeting was called to Order by Scott Fowle.
- 2) Quorum (Consistent Lack of Quorum) – quorum requires half of the members (43 attendees required for true quorum; 85 members in HOA). No one present opposed proceeding with less than half of the members so the meeting progressed.
- 3) 2016 Annual Meeting Minutes Review by Jim Fisher. Scott Fowle moved to approve the 2016 Annual Meeting Minutes, Seconded by George McKee, All in favor.
- 4) Financial Statement Review – Scott Fowle provided the Financial Statement review.
- 5) 2017 Budget
 - a. Fence Repair/Maintenance Plans - Scott noted 2017 is expected to require fence painting and repair as well as gate repair to the drainage area.
 - b. Entrance Maintenance – Entrance maintenance and water supply is estimated to be ~\$1000; however, this is a Board estimate and not based on bids.
 - c. Entrance Water Supply – see above
 - d. Quick Books – Scott will purchase a copy of Quick Books (estimated at \$120) to move the HOA finances away from his spreadsheets. This will simplify the Treasurer's role and future transition of the role.
 - e. George McKee suggested that the HOA should get a bond for the Treasurer at some point due to the high cash reserves. This is to be considered by the Board.
- 6) Neighborhood Property Maintenance Issues / Nuisance Issues
 - a. Enforcement / Enforcement Fee – the group discussed a proactive approach that would remind the HOA members of the expectations. The group also discussed creating a systematic approach to enforcement action including:
 - initial notification
 - contracting correction (if necessary)
 - charging a fee for requiring the HOA to contract the correction
 - charging the contractor fee
 - apply late payment fees until value of debt increases to a value worthy of a lien

The Board has authority over fees, and will discuss this at a separate meeting.

7) HOA Leadership; revisit 2016 discussion:

- a. Find new volunteer leaders from within the neighborhood
- b. Pursue a dissolution of the HOA; this would require disposition of the common run-off property and transition of exterior fence maintenance to the homeowners on whose property that fence stands.
- c. Pursue external HOA management; this would very likely increase HOA fees well above the current rate.

Discussion included recognition that dissolution is not a viable option because the City of Louisville was not interested in assuming the HOA's drainage lot. The external management is not of interest yet because the current leaders would rather retain their role than pay an external management team.

Bob Andrews, Jeremy Templin, and Maria Brohm were unanimously elected to the board (without assuming one of the three roles covered by the current Board – President, Treasurer, and Secretary). The current board consists of:

Jim Fisher, President, 2009
Mario Jannatpour, Secretary, 2006
Scott Fowle, Treasurer, 2006
Bob Andrews, Member, 2017
Jeremy Templin, Member, 2017
Maria Brohm, Member, 2017

Christina Wafford agreed to work with Scott on a transition of the Treasurer role.

Nancy Lands, Chris Voeller and Tom Menhennett were appointed to the Architectural committee.

8) Proposed Fee Increases

- a. Late Fee to \$15 per month
- b. Status Letter / Transfer Fee to \$300
- c. HOA Membership Fee to \$75 per year
- d. Bounced check Fee at \$35

The fee increases received cursory only discussion; it was noted that the fees have not increased in more than ten years. The changes to fees were determined to be the responsibility of the HOA Board and were tabled for a separate HOA Board meeting.

9) Open Forum

Danielle Henshaw and Carrie Sakai agreed to plan a block party. There was also interest in arranging a neighborhood garage sale; however, no one volunteered to coordinate this activity.

J. Fisher
08 Feb 2017