

Cherrywood II HOA 2019 Annual Meeting Minutes

January 17, 2019, 7:00 p.m., Crown Meeting Room, Louisville Recreation Center

Agenda:

- 1) Call to Order
- 2) Proof of Notice of Meeting
- 3) Reading of 2018 Annual Meeting Minutes
- 4) Financial Statement Review
- 5) Election of Directors
- 6) Unfinished Business
- 7) New Business
- 8) Adjournment

HOA board: Jeremy Templin, Malena Brohm, Bob Andrews

HOA officers: President – Vacant, Co-Treasurers – Christina Wafford and Scott Fowle (NP); Secretary – Bob Andrews

HOA architectural committee: Nancy Lands (NP), Chris Voeller, Tom Menhennett

Attendees were recorded on the sign in sheet. A total of 13 of the 85 lots were represented plus one proxy. Fifteen individuals were at the meeting.

1) The meeting was called to order by Jeremy Templin acting in the HOA President's role.

A quorum of members was not present (43 attendees required for quorum). Christina Wafford made a motion to proceed with the meeting without a quorum, Chris Voellmer seconded, all in favor.

2) One of the notices of the annual meeting mailed to the members was presented as proof of notice of the meeting.

3) The minutes of the 2018 Annual Meeting were read into the record by Bob Andrews. Minutes were moved to accept, seconded, all in favor.

A member brought up the fact that the HOA website was down. Christina Wafford took an action in the meeting to resolve this. The site was taken down because the site owner started charging the HOA in January 2019 to maintain the site (it had been free under Google since 2013), but the bills for the site went to an old email address, so the notifications to pay were never received. By 1/24/19 Scott Fowle had paid the \$90 bill for the site for five more years and the site was back up. The site location is cherrywood2hoa.com.

4) The 2018 HOA financial statement and the 2019 proposed budget were reviewed by Christina Wafford. Details for 2018:

- The cost of the South/front entrance on Century Dr (part of the “landscaping” line item in the budget) was higher than anticipated due to the costs associated with cleanup.
- The CD owned by the HOA was not renewed.

Details for 2019:

- The Board is considering switching to a local bank within easy walking distance.
- The Board is looking at the north entry to the HOA (on McCaslin) for landscaping at an estimated cost of \$1500.
- There will be a slight increase in the cost for mowing. Mowing will be done by HOA members, or a professional lawn cutter as a backup if nobody in the HOA is available.
- The interior of the pond gate was not done in 2018. The cost to do it in 2019 will be a few hundred dollars.

Additional details:

- For the north entry landscaping, Malena Brohm will consult with the same landskeeper as did the job on the Century Drive entrance in 2018, and Tom Menhennett will provide the name of a lawn service.
- The South entrance landscaping is irrigated by city water.
- There was a question about the “Bank Error” of \$5,615.46 on the 2018 HOA budget. This was explained by Christina Wafford as the bank depositing the CD twice and Scott Fowle showing the error in the budget for the sake of completeness.

The 2018 statement and 2019 budget were moved to accept by George McKee, seconded by Danielle Henshaw, all in favor.

5) Per the Bylaws article 3 section 2, an election of a new director was proposed to those present. No member declared an intent to stand for election, so per the Bylaws article 4 section 1, all three directors will remain in office.

6) None.

7) New business / Open forum items were:

- The Board should include the bylaws or a list of key bylaw provisions for the attention of members in the annual meeting notice. This was said last year and in previous years. Concerns that could be highlighted include getting trash cans out of the street and sheds that are visible from the street. (Paul Beckingham) **The Board committed** to the idea that the next annual meeting notice should include a reminder that we live in a neighborhood with a set of bylaws that we've all agreed to, with some of the common issues highlighted.
- The Board should consider having an ombudsman-like position to work enforcement of the bylaws. (George McKee)
- Some means of slowing down traffic in the subdivision at the Century Drive entrance should be considered. Examples include stop sign(s) at the T just north off Century, speed bumps, yield signs, and kids at play-type signs. (Danielle

Henshaw) **The Board agreed** to consider ways to reduce future occurrences of unsafe speeds.

- A block party is planned for Sunday 6/2/19, assuming Louisville Touch a Truck occurs on 6/1/19. The party was very successful in 2018. Notes will be put on houses more in advance of the party this year to help keep cars off the street. (Danielle Henshaw)
- The best way to notify members of the subdivision about common events was discussed, with no clear way forward beyond the currently used Facebook notification.
- The Architectural Committee was complimented for its handling of the approval of roofs that had to be replaced from the 2018 hailstorm.
- Having a new board member is important to avoid stagnation. If nobody volunteers, hiring a management committee should be considered. (George McKee) **The Board agreed** to include an item in the next annual meeting notice that the HOA is looking for a new board member.

8) Meeting adjourned at 8 p.m. by Jeremy Templin.