

In attendance:

Leadership Committee Members:

Bob Andrews, Board Director

Malena Brohm, Board Director

Chris Voeller, Architecture committee

Tom Menhennett, Architecture Committee

Scott Fowle, Co-Treasurer

Christina Wafford, Co-Treasurer

23 HOA members (from signup sheet)

1. Call to order (Bob Andrews)
2. 2019 Meeting Minutes Review (Bob Andrews)  
All in favor to move meeting minutes to approval.

3. Financial Statement Review (Christina Wafford)

2019 budget review: Expenditures in line with budget. The forecasted expenditures on landscape project fell below budget. This expense was allocated for the cleanup of landscaping located at the north-west entrance to the HOA. It was reported that it is difficult to find contractors to work these small jobs. These expenses have been moved to the 2020 budget. There is a higher than forecasted revenue due to more home sales than anticipated; also more aggressive in charging and collecting late fees. In addition, 2 households paid their 2020 dues in 2019.

Additional updates: Still working to hire a contractor to do the landscape clean-up in 2020.

The 2020 budget reflects the HOA fee increase; assume a few new sales of homes. Treasurer will look into investment into a CD, but low interest rates. Will continue with block party budget. Expense to digitize documents in progress.

The HOA covenant document in its original microfiche form is on the website, but not searchable. Volunteer is requested to assist in converting 84 pages so it is available in softcopy and searchable.

Reported that no issues or concerns were expressed regarding the fee increase.

Budget is similar to past; no questions or further discussion from present members.

MOTION to move to adopt the 2020 budget; all in favor.

4. Old Business:

A newsletter was published and distributed hardcopy this summer, thanks to Jeremy Templin who undertook this assignment. It was agreed to also post on the HOA website (Scott Fowle).

Board of Directors: Discussion ensued regarding how to recruit new and additional volunteers to help run the HOA, its Board of Directors and Architectural Committee. Important to introduce new leadership to the Board of Directors, but volunteers lacking.

Question asked how the Architecture Committee reviews and approves policies and requests (Tom Menhennett & Chris Voeller):

- Try to review requests as an improvement to the property. Very few requests are rejected. Try to be less restrictive. The architecture committee is a subset of the board. Tom always engages the board since it is the

Board of Directors who act as enforcement. Bylaws are not too specific, but viewed from the perspective for the neighborhood HOA to be a 'harmonious community'.

Question posed- is the neighborhood in good shape? Overall, attendees feel things are in good shape. But there are infractions which need addressing. Not looking for heavy policing.

- Asked how the Board can better enforce the covenants? How can we be proactive to help neighbors understand the covenants?
- Suggested do more work to bring awareness- welcome letter to new homeowners? In the welcome letter, highlight the bylaws and those most important.

Concern expressed that too many cars are parked in the street. Can we remind homeowners to park their cars in the driveway? This is not enforceable since it is not in the covenants. However, City of Louisville regulations may play into vehicles that are abandoned or non-functioning.

A call for volunteers was made:

- We lack an HOA President
- We need volunteers to serve on the HOA Board of Directors and on the Architecture Committee
- Thanks to Danielle who volunteers to organize the block party
- David Bachrach volunteered to join the Board of Directors
- Nancy Lands volunteered to assist with the newsletter

5. HOA Management Agency (Malena Brohm)

Proposing to look into outsourcing HOA management. Such an agency will provide welcome packets to new homeowners, accounting services, budget management, collection, property inspections and follow up to infractions. Two agencies submitted proposals (Vista Management Associates and 4 Seasons Management Group). Fees vary, \$500/month to \$1,000/month. Suggesting this as an option due to lack of volunteers assisting with HOA management. Feedback from the group in attendance included:

- General view/feedback is to not go this path; HOA management agencies seen as too 'hard-handed' in enforcing covenants
- Suggested the board communicate to all residents, seeking feedback AND call to volunteer. Post volunteer positions for smaller assignments, e.g. newsletter, architecture committee, block party, etc.
- In general, increase communications to the HOA via quarterly newsletters and posting on *NextDoor* Cherrywood II (note: *NextDoor* is not a part of the HOA)

The Board of Directors can continue to look into the hiring of an agency to provide HOA management services should there be needed oversight and lacking of volunteers who can step into the role(s) of director and members of the Architectural Review Committee.

6. New Business

- Paint needed for HOA fence picket replacement. Scott to follow up
- Provide a shared folder for the Architecture Committee – For archives and decision tracking
- Transformer box at north exit of neighborhood – its location obstructs view for vehicles exiting. Difficult to see cyclists. We can check with the city to see if anything can be done to move the box
- Communications, better methods? *NextDoor* one method, and agreed to look into issuing more HOA newsletters

7. Adjourn