

## Cherrywood II HOA Annual Meeting Minutes

Recorder: Greg Gingo

February 8, 2022

1. Call to order (Greg Gingo)
2. Introductions and recognitions (Greg Gingo)
  - a. Board of Directors
    - i. David Bacharach
    - ii. Greg Gingo
    - iii. Bob Andrews (resigning)
  - b. Treasurers
    - i. Christina Wafford
    - ii. Scott Fowle
  - c. Architecture Review Committee Members
    - i. Chris Voeller
    - ii. Josh Humphreys
    - iii. Mario Jannatpour
  - d. Special thanks to our volunteers
    - i. Danielle Henshaw
    - ii. Mike Lands
3. Roll call for directors (Greg Gingo)
  - a. Directors Bob Andrews, David Bachrach and Greg Gingo all present
4. Call for volunteers (Greg Gingo) Volunteers are needed for the HOA board of directors and the Architecture Review Committee
  - a. Bob Andrews will be stepping down after five years of service \*
  - b. [Mario Jannatpour](#) has agreed to join the architectural committee
    - i. In addition, we would value having 2 additional volunteers for this committee
  - c. Marie Arnold Growe 181 Cherrywood - architectural control committee
  - d. Josh Anderson - maybe
  - e. We need one more individual for the architectural committee and/or board
5. Marshall Fire (Greg Gingo)
  - a. We are sincerely saddened by the recent events that have taken 15 of our neighbor's homes. Please know that we are here for you and want to help you get your homes back as soon as possible.
  - b. HOA dues
    - i. We will not be charging HOA dues for those individuals who have lost their homes.
    - ii. Cherrywood homeowners can donate additional funds if desired to offset the costs associated with the dues of the lost homes
  - c. Engaging an HOA Attorney
    - i. What this means to homeowners was discussed

- d. We are working on creating a set of guidelines for rebuilding
  - i. Please engage with the Architectural committee to validate your intended plans before getting too far down the road with your architect and contractor.
- e. Open Forum
  - i. John Barrett had asked about the purpose of the HOA attorney
  - ii. Maria McClure asked about buying a tiny house and putting it on the lot. HOA provided guidance to run it by the Louisville city guidelines first then follow up with the HOA if it is possible to move forward.
  - iii. Malena Brohm emphasized the purpose of the HOA covenant and bi-laws
  - iv. Josh Anderson followed up on Maria McClure's topic of tiny homes and discussed that temporary housing zoning laws are typically not very long or favorable, but could approve a variance under current conditions. Rebuild times will be longer than what is allotted in the interim
  - v. Mary Grow asked about the possibility of the original builder rebuilding homes.
    - 1. HOA asked for feedback from lost homeowners Doug Mayfield who provided context and mentioned that some homeowners might convert to a Ranch style.
  - vi. Josh Humphreys emphasized the intent of the architectural committee was to get individuals back into their homes quickly and the desire for the HOA not to get in the way and for homeowners to engage the architectural committee early in the process for approvals
  - vii. Marion Fisher informed attendees of a building expo the 25th & 26th of February at the Ascension Church
  - viii. Josh Anderson asked/stated the following
    - 1. When is the start of debris removal?
    - 2. Is there a possibility of a 2-stage rebuild process?
    - 3. Offer to help use drones to map plans of similar homes
  - ix. Chris Voeller followed up on the debris removal question providing some of the complexity that it creates with FEMA and not being covered
  - x. Chris Tennigkeit has it on good authority that FEMA cleanup will consume your insurance coverage on debris removal, but will help if you are short. Not certain when debris removal will get to our neighborhood. City of Louisville extended the opt in or out to the 14th. The city has not been direct whether they are going to backfill the holes of a foundation removal
  - xi. Dave and Rachel Setzke asked if there is a way that they can help move processes forward? Rachel works for Eco Cycle and they are looking at soil health in the arena, providing her email should individuals wish to reach out; rachelsetzke@gmail.com.
  - xii. Maria McClure thanked Rachel for the EcoCycle tip. Maria attended the city council meeting and they are being really stubborn about the 2021 net zero codes.

- xiii. Doug Mayfield informed others that Net Zero has the potential to change the exterior of the homes such as roof pitch. Also discussed how the city plans on retaining the no mow zone that acted as a fuel source during the fire. If this is the case homeowners may need to do more to protect rebuilt homes.
  - xiv. Maria McClure informed all that the land behind the neighborhood is not open space, and there was once talk to build a community pool on that space.
  - xv. Josh Humpreys informed callers that Louisville wants homes backing up to the space to be 4' high chain link fence. If you want a separate fence it apparently has to be 10' in from the boundary line.
  - xvi. Mary & Chuck Grow asked if there are carcinogenic impacts to our pets.
6. Review 2021 meeting minutes (Greg Gingo)
- a. Motion presented to move the 2021 meeting minutes to approval.
    - i. Motion seconded, no objections, meeting minutes approved to enter into records
7. Budget and expense review (Christina Wafford)
- a. Review
  - b. Approval
8. Going digital (Greg Gingo)
- a. The HOA is collecting emails from members so we can make our communications more efficient and to help save paper and postage costs. It was asked if we can also pay the HOA dues online.
    - i. The need for each homeowner's contact information, phone number and email address has been emphasized by the recent reversal 911 failure, HOA Board and volunteers will be going door to door collecting information from those whose info is missing. This content will not be shared, but will strictly be used for HOA related communications
  - b. PayPal account has been setup and is being managed by the Treasury
9. HOA Covenants and By-Laws (Greg Gingo) A reminder again that we are a covenant-controlled HOA.
- a. Our covenants protect property values, promote safety, aesthetic appeal and generally improve our neighborhood's quality of life
  - b. As purchasers, when we take title to our property within the HOA, we implicitly accept and agree to abide by the community's declaration
  - c. We ask all members of the association to read the covenants and by-laws which can be found on the association's website
  - d. The Architecture Review Committee is also available to confer with any homeowner members at any time when home and property changes are being considered
  - e. The board of directors, as volunteers, perform covenant control measures to the best of our abilities

- f. Some situations which are in violation of the covenants have been brought to our attention.
  - g. The board of directors take the necessary steps to inform homeowners of violations and to take remedy.
  - h. We anticipate situations taking place this year where we will need to engage an HOA attorney so have acted to put a retainer in place for those services which will reflect in the 2022 expenses.
  - i. We are reporting this to you, the HOA members, as a matter of transparency.
10. Meeting moved to adjourn at 8:22pm