

Twelve Oaks Residence Association Board Meeting Minutes

Page 1 of 3

Meeting Date: January 20, 2009

Attending: Kerry Holloway, Pat Cowan, Merigay C. Small, Rose Mills, Sharon Foley, Wayne Price. Guest: John St. Clair, and Carl Saier.

Old Business

1. November 17, 2008 minutes were unanimously approved.
2. Treasurer Report – Pat Cowan
 - a. Year end report: See Attached
 - b. \$50,103.00 budgeted; \$41,109.00 Expenditures; \$8,994.00 Excess
 - c. \$18,507.00 Year end balance in account
 - d. Special Projects – No Special Projects were approved in 2008.
 - e. Dues letters were mailed out on January 15th, and many are coming in.
 - f. Financials on the website: A question came up about the website hadn't been updated with current financials. This will be corrected this month.
3. Landscaping Contract – No update, just regular monthly bill.
4. Damage to Oak Valley Court Landscaping Island – The board was notified and Ed will be giving us a landscaping bid to repair the Island. We will submit the bill to the moving company for replacement.
5. Police Patrol: Kerry updated the board on the status of Police patrol options. The off duty Bullitt County Sheriff proposal includes liability insurance. The proposal also includes delivering any restriction violation notice to the subdivision. The discussion was tabled to next month.
6. Keeping Complaint forms members anonymous – The board unanimously voted to keep all members, who fill out a formal complaint anonymous.
7. Website update: The board discussed renewal (Due Feb. 1) of the website host. The Subdivision Website person attended the meeting to discuss changing the Host company to “Hostmonster” \$4.95 per month for a two year agreement. The advantages, is its cheaper, more space, and better customer service. The board unanimously approved purchasing the 2 year agreement.
8. Complaint Update:
 - a. **207 Cedar Point** – Waiting on decision of the Bullitt Count Court regarding homeowners request for Attorney fees. The judge ruled on TORA favor regarding the restriction violation.
 - b. **567 Oak Creek Drive** - Sign in yard. Tabled till next month for full board discussion.
 - c. **Club house Directional Signs complaint December 2008** – Mitchell Elder rented the club. Tabled till next month for full board discussion.
 - d. **746 Oak Creek Drive – Attorney fees** - Status of one of the nominations for 2009 board – The board discussed the members status and it was determined “good standing” includes any attorney fees, or maintenance charges are owed to the TORA regarding a restriction violation they will not be able to vote or run for the board. The homeowner in question was invited to come to the meeting, but wasn't in attendance. **The board didn't vote on the measure, but will discuss the issue at the next meeting.**

Twelve Oaks Residence Association Board Meeting Minutes

Page 2 of 3

- 9. Satellite dish was moved at 505 Twelve Oaks Drive.
- 10. 2009 Nomination Committee

a. Current Nominations

Sharon Carroll	Michelle Rausch**	Linda Duke
Ray Kottak	Tarah Lutz	Rodney Thompson
Cindy White**		

** Checking on Status

- 6. Dale Walter Resignation – Dale will have to resign from the board effective Feb. 1, and has requested David Echsner finish the remaining 1 year term.
- 7. Nomination meeting – February 16th at 7:00 PM to approve the nominations for 2009 board elections.
- 8. Annual Full Neighborhood Meeting – March 19th at 7:00 PM.

New Business

- 1. Stop Signs – Merigay updated the board on her quest to find a vendor to take care of the Signs in the Subdivision.
- 2. Decorating Committee – Sharon requested some funding for decorating the subdivision. Rose mentioned there were 6 or 8 women to help out with the decoration. She will get with the group and meet and decide a budget, storage, and bring a report to the next meeting.
- 3. “The Club at Twelve Oaks” – John St. Clair presented the Club activity events for 2009.
- 4. Bills to be paid:
 - a. Hubert Dennis: Unanimously Approved
 - i. Section 5 bridge – Fix 2 lights at Front Entrance
 - ii. Front Entrance – Wiring inside breaker box
 - iii. Total: \$132.50
 - b. John Lally - \$120.00 Attorney Fees Unanimously Approved
- 5. City Park adjoining Section 1 proposal – The Lions club representative was invited to come to the board meeting and discuss the plans. No one showed up to discuss the plans. The concern of the subdivision was due to the entrance/sidewalk, and what exactly was going to be built in the park. The board will notify Dale Walter that no one showed up.
- 6. “The Club at Twelve Oaks” – Presented a letter from the Club to ask the board of TORA to consider Merger. The letter is attached. This discussion was tabled till next month.

Respectfully submitted by:

David Echsner

Twelve Oaks Residence Association Board Meeting Minutes

Page 3 of 3

*The Club at Twelve Oaks
% 292 Oak Creek Drive
Mt. Washington, Ky. 40047*

January 7, 2009

*Twelve Oaks Residents Association
Board of Directors*

Reference: Club merger with the Residents Association.

A general membership meeting of the Club at Twelve Oaks members was held on December 11, 2008 at the Clubhouse.

The general discussion concerned the finances of the Club for the year 2008 and efforts to reduce the cost of operation of the Club for 2009. Several cost cutting efforts were presented but the main result was the elimination of the pool maintenance company for 2009 which will result in a savings of \$8,000 to \$9,000.

The Club will be hiring someone with expertise in the area of opening and closing pools and maintaining proper chemical levels to the satisfaction of the Bullitt County Health Department. The Club will hire pool lifeguards for 2009 and share (by committee) the responsibility of scheduling life guards daily and for other pool functions and events.

The final discussion of the evening was the proposed merger of the Club at Twelve Oaks, Inc. with the Twelve Oaks Residents Association. After much discussion and the understanding that none of the current Club members/charter members would be receiving any additional benefit from this merger, a motion was made and passed unanimously to proceed with asking the Twelve Oaks Residents Association to consider merging the Club at Twelve Oaks, Inc. with the Residents Association and vote either up or down this proposal at the spring 2009 general membership meeting of the Residents Association.

If the merger is approved, the Club at Twelve Oaks, Inc. will be dissolved and the Club will be deced to the Residents Association and all financial obligations would be the responsibility of the Residents Association and its' members.

If the merger is not approved, the Club at Twelve Oaks, Inc. will make whatever financial decisions necessary for the current Club membership.

Feel free to call any of the board members listed to answer any questions

John St. Clair, President, 558-6616

Sharon Foley, Treasurer, 558-8866

John Duke, board member, 904-0658

Melissa Barfley, board member, 558-9612

Farran Lutz, board member, 558-9951

Rose Mills, Vice President, 558-8458

Mike Mills, board member, 558-8458

John Bartley, board member, 558-9612

LeeAnn Bann, board member, 558-0993

Ch08Apr2009.doc