

Twelve Oaks Residents Association

October 18, 2021

Board Minutes

In person meeting was called to order by David Echsner at 7:00 PM. (The Mt Washington Annex)

Board Members in Attendance: David Echsner, Scott Bibeau, Gary Ostberg, Terry Lanham, George Maddox, Sara Kinslow and Mike Wilson.

TORA Residents in Attendance: Brian Anderson, Mike O'Neill, Wayne Price, Brandon Taylor, Lindsay Wilson, Melissa and Rusty Whittington, and Haydon Sweat (attorney).

The approved minutes from the previous meeting were printed off and available for all attendees.

George Maddox presented the treasurer's report to close out September 2021:

- Total balance September 30th: \$137,427
- Special Assessment balance: \$104,720
- Working Balance: \$32,707

George stated we have 1 resident past due on 2021 dues. Scott made the motion to have George file a lien on this property, Terry 2nd, all in favor. (See attached financial report below). 0 residents past due for 2020. Terry made the motion to accept the treasurer's report, Gary 2nd, all in favor.

David reported we had 2 complaints since the last meeting: both had been closed.

David spoke about the need for 4 new signs for the Tennis & Basketball courts. Eagle Sign is the manufacturer of our current street signs, and they quoted these 4 signs in similar design but the proposal was several thousands of dollars. Russ Signs, the company that made the signs for the tennis courts proposed similar signs but different composition (non-metallic) (\$349.52). Terry motioned; George 2nd all approved. Mike asked about the directional signs throughout the neighborhood stating they were in need of relacing. Gary volunteered to inspect the remainder of the neighborhood signs.

David talked about the unexpected vacancy on the board. With the unexpected passing of Chuck Collins, David asked for nominations for VP. Three non-board members were nominated: Brian Anderson, Mike O'Neill, Melissa Whittington. These 3 people were in attendance, and the board then voted on who would replace Chuck for the remainder of his term (March 2023). Votes were counted: Mike O'Neil was elected. Welcome Mike!

David then spoke about adding the verbiage to the signs for our basketball courts. The purpose of the verbiage is to dissuade too many non-residents from playing at the court (and becoming too loud, etc.). This verbiage will also make it possible for Mt Washington police to enforce any complaints should they arise in the future. Melissa proposed to use a limit of 5 guests per Twelve Oaks resident. Terry motioned that we accept this verbiage to our signs, Sara 2nd and all approved. Terry volunteered to reinstall rims once updated sign is installed.

Scott spoke about the need for the front wall committee to come together and review the feedback the designs had received since the last meeting. Rusty, Matt, Brian, Rusty and Scott will come together before the next board meeting to determine what to recommend to the board.

David spoke on the neighborhood's restrictions which cover the enforcement of commercial vehicles in the neighborhood. David asked we table this discussion for our next meeting to provide Hayden Sweat, TORA attorney additional time to review restriction, and exposure to enforcing.

Mike: Welcoming committee. A few welcoming packets had been delivered, but Mike will get delivered addresses to George to make sure treasurer file is updated with new members info.

Mike: 3rd Party plan approval proposal. Mike had no update regarding the companies he has reached out to see the possibility of having a 3rd party review plans, collect dues, and other task.

Terry made a motion to reserve \$200 for a tree to commemorate Chuck Collins' time on the board. George 2nd, all in favor.

Sara motioned \$500 be donated to a local charity memorializing all residents who pass on any given year. Terry 2nd, all approved. Sara will lead.

Scott brought up the replacement costs for our dead boxwoods and rose bushes. The board had approved a budget of \$4,500 for all landscape bushes for 2021, and \$3,000 still remains. Scott made the motion that we move forward with the quote from of \$2,745.40 from Red Arrow to replace 23 Boxwoods and 14 rose bushes. Gary 2nd and all approved.

New board member, Mike O'Neill, asked a question about safety across from the tennis courts. There is excess water that remains standing on the sidewalks which are a slip hazard for all pedestrians. George will take action on next steps (pun intended).

The board then discussed whether we need the developer to add sidewalks to open lots. David will review the restrictions to see if the development has sold enough lots for us to exercise the request, and Sara will see if her husband will talk with Kenny.

Christmas Decorations: Sara Kinslow, and Melissa Whittington will take over the Christmas decorations for 2021.

Here is the September 2021 treasurer's report:

Balance September 1st	\$140,649.96		
September Bills	\$3,664.68		
Past Dues/Liens Collected	\$50.00		
Dues Collected in September	1		
Amount Collected	\$265.00		
September Interest	\$2.30		
Balance September 30th	\$137,427.58		
Special Assessment	\$104,720.00		
Previous Capital	\$0.00		
Working Balance September 30th	\$32,707.58		
September Bills			
Water	\$28.11	Visa	
Utilities	\$152.88	Line item #1	\$0.00
Visa	\$0.00	Line item #2	\$0.00
Red Arrow Corp. Lawncare	\$2,741.69	Line item #3	\$0.00
Red Arrow Corp. Tree Pruning	\$742.00	Line item #4	\$0.00
Bullitt County Clerk Release Fee	\$0.00	Line item #5	\$0.00
David Echsner- Storage Tarp	\$0.00	Line item #6	\$0.00
Mike Roberson- Patrol	\$0.00	Line item #7	\$0.00
ADS Security- Camera Repair	\$0.00	Line item #8	\$0.00
QuickBooks-(Stop Pay Issued)	\$0.00	Line item #9	\$0.00
Line item #6	\$0.00	Line item #10	\$0.00
Line item #7	\$0.00	Line item #11	\$0.00
Line item #8	\$0.00	Line item #12	\$0.00
Line item #9	\$0.00	Total Month Bills	\$0.00
Total Month Bills	\$3,664.68		

At 8:11 pm, Scott made the motion to adjourn, George 2nd and all in favor.