

# 12 Oaks HOA board meeting

## 12.8.2022

### Attendance - Yes / No

Kenny S      Yes / No  
 David E        Yes / No  
 Mike O        Yes / No  
 Scott B        Yes / No  
 Gary O        Yes / No  
 Terry L        Yes / No  
 Mike W        Yes / No  
 Brian A        Yes / No  
 Brian S        Yes / No

Meeting commenced: 1900 pm; Motion-Dave; 2<sup>nd</sup> Mike

Agenda items (post meeting minutes, in blue font):

### 1. Financial update – Scott

A. See pasted below:

<i>October financial report:</i>		<i>November financial report:</i>		<i>December to-date financial report:</i>	
Balance October 1st	\$150,408.92	Balance November 1st	\$146,765.40	Balance December 1st	\$141,912.59
October Bills	\$3,681.50	November Bills	\$4,956.91	December Bills	\$2,741.69
Past Dues/Liens Collected	\$0.00	Past Dues/Liens Collected	\$50.00	Past Dues/Liens Collected	\$0.00
Dues Collected in October	\$0.00	Dues Collected in November	\$0.00	Dues Collected in December	\$0.00
October Interest	\$37.98	November Interest	\$54.10	December Interest	\$0.00
Balance October 31st	\$146,765.40	Balance November 30th	\$141,912.59	Current Balance (December 8th)	\$139,170.90
Special Assessment Balance	\$125,045.00	Special Assessment Balance	\$125,045.00	Special Assessment Balance	\$125,045.00
Working Balance	\$21,720.40	Working Balance	\$16,867.59	Working Balance	\$14,125.90
<b>October Bills</b>		<b>November Bills</b>		<b>December Bills</b>	
Water	\$361.12	Water	\$303.76	Red Arrow Corp.- Mowing	\$2,741.69
Utilities	\$159.56	Utilities	\$157.62		
Red Arrow Corp- Mowing	\$2,741.69	Red Arrow Corp.- Mowing	\$2,741.69		
		God's Country - Hanging Christmas Lights	\$1,200.00		
Bullitt County Sheriff- RE Taxes	\$218.39	Angela O'Neill - Lights	\$174.84		
City of MTW- RE Taxes	\$16.05	The Club at 12 Oaks (Fall Festival)	\$379.00		
GreenScapes Winterization	\$150.00	Total Month Bills	\$4,956.91		
David Echsner - Home Depot	\$34.69				

### 2. Complaints – David

A. Commercial vehicle discussion – Board checklists

B. Others

1. Misc:

1. 3 complaints since last meeting

1. Signs: 3 (all closed)

2. Commercial Vehicles: 1 remains open from last and in-progress

3. Pool:

Pool in backyard: discussed pool status and timeline for Oak Creek Drive. Will continue to track w/resident. Also, will discuss approval process w/developer, to ensure TORA notification during approval process, going forward.

3. TORA meeting minutes approval by ALL board members. Reinforcement of approval requirements from TORA members, for future meeting minutes.
4. Nominations Chairmans for TORA 2023
  - What positions need voted upon, in Mar 23? (4) positions will be vacated and require election to fill, during March 2023 neighborhood election process.
  - Brian Anderson will be Chairman of 2023 election committee. Misc. related discussions held, regarding election process, new board member start timelines, and subsequent transition process for newly elected board members.
5. 2023 Budget:
  - 2023 proposed budget reviewed, discussed and adjusted as per TORA board discussions. Final approved budget as pasted below:

Date	Balance		Debit	Credit	Working Balance	Capital Pojects Balance	Budget Consideration
1/1/2023	\$138,546				\$13,501	\$125,045	
		Utilities	\$2,036				15% inflation
		Red Arrow Corp. Lawn Care	\$32,928				Flat to 2022
		Miscellaneous	\$1,300				Actual Miscellaneous from 2022 was \$1,281
		GreenScapes-Irrigation Maintenance	\$390				Minor repairs and maintenance
		Attorney Fees	\$3,800				Same as 2022 budgeted amount
		Dues Billing	\$35				Same as 2022 budgeted amount
		HOA Website Maintenance	\$180				Same as 2022 budgeted amount
		Nationwide Insurance	\$1,763				15% inflation
		2023 TORA Directory	\$800				Allocated funds for a 2023 directory
		Yard Sale Ads	\$178				15% inflation
		Franklin Remodeling (Front Wall Electrical Repairs)	\$0				Included in Miscellaneous
		USPS - Box Rental & Postage	\$0				Included in Miscellaneous
		The Club: 2023 Events	\$1,600				2022 budget was \$750
		Christmas Lights	\$1,800				\$1200 for labor and \$600 to replace
		Neighborhood sign repair	\$0				Included in Miscellaneous
		Scott Bibeau - KY SOS Filing	\$0				Included in Miscellaneous
		New Garbage Cans (plus install)	\$0				Included in Miscellaneous
		City and County Tax 2023	\$0				Included in Miscellaneous
		2023 interest earned		\$600			
		2023 Dues (\$265 for 235 Residents)		\$62,275			
		Past Special Assessments Collected		\$0			
		Past dues collected		\$0			
		2023 Totals	\$48,915	\$62,875			
12/31/2023	\$152,506				\$27,461	\$125,045	
1/1/2024	\$152,506	\$10K transfer to capital projects			\$17,461	\$135,045	

- Recommendation that \$11K of funds remaining from 2022 budget should be transferred to special project fund (front entrance). After discussions held; revised recommendation of \$10K to the 2023 special project fund was recommended and voted upon.
  - o **Motion to transfer \$10K:** Terry; 2<sup>nd</sup> Gary; **Motion was unanimously approved.**
  - o **Motion to approve 2023 budget including keeping dues at \$265.00:** Gary; 2<sup>nd</sup> Brian A; **Motion was unanimously approved.**
- 6. Lawn and landscaping contract renewal – Bids process – Mike O.
  - Discussed extending current landscape contract with Red Arrow for an additional year, at NO additional cost to TORA. **Fully executed.**
- 7. Front Entrance - Electrical / lights discussion. Lights on right side entrance and bridge went out, upon energizing holiday lights at entrance. Mike O to investigate cause and report to board. If needed, further discussion of temp repairs would be held, if still required.
  - A. Update: GFI tripped and reset. May be recurring need to reset but, no further repairs needed, at this time.

8. Front entrance update – Scott Carnes / Scott B.
  - Timeline and/or status of:
    - A. Entrance renderings
    - B. Material samples
  - Due to busy schedules of current Entrance team and coming neighborhood elections; it was decided that a transition of entrance committee members may be necessary, to keep progress of current team, proceeding.
    - A. Mike O volunteered as front entrance committee lead and will work to re-form a resident committee to oversee future progress on front entrance.
  - **Motion to approve committee changes: Mike O; 2<sup>nd</sup> Gary; Motion was unanimously approved.**
  - If interested in volunteering; residents should contact Mike O at: **502.535.5922**
  
9. Flock-Watch update – Brian A.
  - Board will include in 2023 budget, at next meeting.
    - A. Projected expenditure: \$2400.00/camera (camera's [2]) annually=\$4800.00; \$700.00 one-time installation fee for (2) cameras.
    - B. Discussion held to discuss need for these units, given that MWPDP has several throughout areas of Mount Washington.
    - C. Also, discussed holding on installation, if proposal approved; to install when new wall renovated at entrance.
  
10. Additional (Outstanding):
  - Street lighting at court entrance, down 12 Oaks Drive.
    - A. Resident reported current lighting is very dim and inadequate.
    - B. **Board to discuss (Brian Anderson), with Mt. Washington City Council, the bulb replacement for these and all 12 Oaks (if an option) to the new and brighter LED bulbs, to see if that mitigates the issue.**
      1. Alternate course could be additional street lights but, costs would need further investigation.
  
11. Clubhouse Holiday event (2) funding planning:
  - Fall Festival event: **Completed**
  - Clubhouse with Santa: **Funding previously budgeted**

Meeting adjourned: 2025 pm; Motion-Gary; 2<sup>nd</sup>: Scott B.

Closed session – Misc