

# 12 Oaks HOA board meeting (July Meeting-2023) 7/17/2023

Attendance	Yes / No
Kenny Stout	Yes / <del>No</del>
Brian Anderson	Yes / <del>No</del>
Mike O'Neill	Yes Remote / <del>No</del>
James Hamilton	Yes / <del>No</del>
Jack Catlin	Yes / <del>No</del>
Mike Wilson	Yes / <del>No</del>
Brian Sanders	<del>Yes</del> / No
Mike Kaufman	Yes / <del>No</del>
Raymon Whittington	Yes / <del>No</del>

Meeting commenced: 6 PM

**Agenda items:**

- **Financial update – Rocket**
  - **REPORTS ACCEPTED AS PRESENTED BELOW**
  - **NINE UNPAID DUES – Agreement to proceed with one more round of letters and personal visits**

**March**

<b>Balance March 31st</b>	\$180,184.61
April Bills	\$2,984.68
Past Dues/Liens Collected	\$0.00
Dues Collected in April	6
Total Dues Collected	\$1,590.00
April Interest	\$73.36
<b>Balance April 30th</b>	\$178,863.29
Capital Projects Balance	\$124,728.67
Working Balance	\$54,134.62

<b>April Bills</b>	
Water	\$30.80
Utilities	\$152.19
Red Arrow Corp. Lawncare	\$2,741.69
PO Box renewal 12 monthshs	\$60.00

\$0.00	
<b>Total Month Bills</b>	\$2,984.68

**April**

<b>Balance April 30th</b>	\$178,863.29
May Bills	\$3,538.08
Past Dues/Liens Collected	\$0.00
Dues Collected in May	3
Total Dues Collected	\$795.00
May Interest	\$74.84
<b>Balance May 31st</b>	\$176,195.05
Capital Projects Balance	\$124,728.67
Working Balance	\$51,466.38

<b>May Bills</b>	
Water	\$30.80
Utilities	\$97.17
Red Arrow Corp. Lawncare	\$2,741.69
Reese Design	\$450.00
Wantland Law, PLLC	\$188.42
Austin Eshner (web updates)	\$30.00

\$0.00	
<b>Total Month Bills</b>	\$3,538.08

Number of Unpaid Dues	21
Total Uncollected Amount	\$5,565
Percent Dues Collected	91%

Number of Unpaid Dues	18
Total Uncollected Amount	\$4,770
Percent Dues Collected	92%

**June**

<b>Balance May 31st</b>	\$176,195.05
June Bills	\$2,916.27
Past Dues/Liens Collected	\$0.00
Dues Collected in June	6
Total Dues Collected	\$1,590.00
June Interest	\$71.40
<b>Balance June 30th</b>	\$174,940.18
Capital Projects Balance	\$124,728.67
Working Balance	\$50,211.51

<b>June Bills</b>	
Water	\$30.80
Utilities	\$143.78
Red Arrow Corp. Lawncare	\$2,741.69

\$0.00	
<b>Total Month Bills</b>	\$2,916.27

Number of Unpaid Dues	12
Total Uncollected Amount	\$3,180
Percent Dues Collected	95%

## ACCOUNT STATEMENT

SPREAD THE WORD! TELL YOUR FRIENDS ABOUT OUR GREAT CHECKING ACCOUNTS  
AND YOU CAN EARN A REWARD FOR EVERY QUALIFYING REFERRAL!  
VISIT REPUBLICBANK.COM/STW FOR MORE DETAILS ABOUT OUR SPREAD THE WORD  
REFERRAL PROGRAM.

### COMMUNITY ASSOCIATION

Account #####8555

Beginning Balance on 6/01/23	\$	176,118.47	Days in Period	30
+ Deposits and other Credits (5)	\$	1,926.40	Annual Percentage Yield Earned	0.50%
Interest Paid	\$	71.40	Average Daily Balance	174,115.00
- Checks and other Debits (6)	\$	3,104.69	Average Daily Balance for APY	174,112.78
Service Charges	\$	0.00	YTD Interest Paid	416.85
Ending Balance on 6/30/23	\$	174,940.18		

### CHECKS & OTHER DEBITS

(\* indicates break in check sequence)

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1951	6/07	188.42						

Date	Description	Amount
6/05	RED ARROW CORPOR BILL PAY	2,741.69
6/15	CITYMTWASHINGTON/UMS DRAFTS	30.80
	TWELVE OAKS @ HOMEOWN	
6/16	SALT RIVER ECC/SALT RIVER	14.68
	00047338003 TWELVE OAKS RESIDENT A	
6/16	SALT RIVER ECC/SALT RIVER	20.39
	00047338002 TWELVE OAKS RESIDENT A	

- **Complaints Since Last Meeting – Brian A**
  - **FIVE COMPLAINTS; FOUR CLOSED**
    1. Most are failure to maintain lot
  - **DISCUSSION ON UNDERGROUND MARKINGS AND QUESTIONS ON PLANS**
    1. **City contacted – No timeline available**
    2. **The underground items utilize a utility easement that gives the utility company the right to utilize for purpose of installing and maintaining utility lines.**
    3. **Discussion on pulling the flags – appears to be acceptable after 8-10 days**
  - **GRASS MESS**
    1. **Facebook Post and agreement to send letter to offending party**
- **Front entrance status Update – Mike O**
  - **EXPECTING BIDS FROM THREE MASONRY COMPANIES IN THE NEAR FUTURE**
  - **WORKING WITH LANDSCAPE COMPANIES ON THE SAME PROCESS**
  - **SECONDARY ENTRANCES ARE NOT INCLUDED IN THIS PHASE**
- **Additional topics:**
  - **EXTENDED DISCUSSION ON LIGHT POLES – NO DECISIONS**
    1. **Replacing light poles with current style involves a significant expense**
    2. **Request to keep an eye out for anyone who damages existing light poles**
  - **CONTRACTOR DEBRIS ISSUE**
    1. **City took care of it**
  - **DRAINAGE ISSUES**
    1. **Requested that Brian be send the details**
    2. **Kenny agreed to talk with the city on the critical items**
  - **NEW ORDANCES THAT IMPACT HOA'S**
- **Pertaining to Political Yard Signs pre and post elections**
- **381.800 Display of political yard signs. (Effective June 29, 2023)** The governing documents of an association **shall not prohibit** the outdoor display of political yard signs by an owner or resident on the owner's or resident's property. **Signs shall be displayed no earlier than thirty (30) days before any special, primary, or regular election and no later than seven (7) days after that election** unless a longer time period is provided by local ordinance. The governing documents may include reasonable rules and regulations regarding the

placement, size, and manner of display of political yard signs. Effective: June 29, 2023 History: Created 2023 Ky. Acts ch. 23, sec. 16, effective June 29, 2023.

- **Pertaining to to "Declarant" (Developer) control of HOA's**
- 381.788 Declarant control period -- **Surrender of declarant's control. (Effective June 29, 2023) (1) A declaration shall provide a declarant control period and specify the time and manner in which the declarant control period ends. (2) A declarant may surrender the right to appoint and remove officers and directors of the board and relinquish management and control of the association before termination of a declarant control period. Effective: June 29, 2023 History: Created 2023 Ky. Acts ch. 23, sec. 4, effective June 29, 2023.**
- 3rd - **Pertaining to bylaws - Note the highlighted section, that I feel we are currently deficient in. Our current bylaws do not address this...**
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- 381.787 Establishment and organization of planned community -- Board of directors -- Declaration or bylaws - **Removal of board member.** (Effective June 29, 2023) (1) A declarant shall establish an association no later than the date upon which the first lot in the planned community is conveyed to a purchaser for fair market value. The association shall be organized as a nonprofit corporation pursuant to KRS Chapter 273 or as an unincorporated nonprofit association pursuant to KRS Chapter 273A. (2) The association shall consist of members who own a lot or lots in the planned community. The association shall be administered by a board of directors elected from among the owners. The owners shall elect a board with at least three (3) directors who shall take office upon election no later than the termination of any declarant control period. (3) Unless otherwise provided in the governing documents, the board of directors shall be authorized to carry out the provisions of KRS 381.785 to 381.801. If an owner is not a natural person, a principal member of a limited liability company, partner, director, officer, trustee, or employee of the owner may be elected to the board of directors. (4) The initial board of directors shall promulgate the initial bylaws of the association. (5) Subject to other provisions of KRS 381.785 to 381.801, the declaration or bylaws for an incorporated or unincorporated association shall provide for the following: (a) The number of persons constituting the board; (b) The election method and terms of the board; (c) The powers and duties of the board; **(d) The method of removal of directors from the board;** (e) The method of amending the declaration and bylaws; (f) The frequency, time, and place for holding board meetings and the manner of and authority for calling, giving notice of, and conducting board meetings; and (g) Any other matters the declarant or the association deems necessary and appropriate. **(6) Unless a higher percentage of votes is required under the declaration or bylaws, the owners may remove any member of the board with or without cause, except a director appointed by the declarant, by a majority vote of all persons present in person or by proxy and entitled to vote at any meeting of the association at which a quorum is present.** Effective: June 29, 2023 History: Created 2023 Ky. Acts ch. 23, sec. 3, effective June 29, 2023.
  - **DISCUSSION ON DEAD PLANTS IN COMMON AREAS**
    1. Initial estimates to replace dead plants in common areas - \$8100
    2. Community member suggested that the \$8100 price tag is likely a bargain
- **4<sup>th</sup> of July Discussion**
  - **DISCUSSION ON NEXT YEAR'S PLANS**
    1. Plans are to request donations earlier next year
- **Fall Festival Planning**
  1. Scott assured all that plans are underway and encouraged all to bring entire family
  2. Date will be set after the pool close date is determined
- **Community Input**
  1. Community member feels that a neighbor is building a large 2 story addition that is of concern
  2. Kenny met with the community member to discuss it further
- **Meeting adjourned to closed session**

- **Closed session**