

Dartmouth Willow Terrace Regular Board Meeting

August 11, 2016, 7:00 p.m. Willow Terrace

Board Members Present: Rhoda Bell, Janet Parrish, Missy Bland, Bob Maddox, Anita Henkel, Bill Seiller

Others Present: Donna Bodi, Chad Evans, Lieutenant Alejandro Cabrera , Emily Hosea, Wayne Jenkins, Ken Bell, Tony Hall, Cynthia Hall, Ann Cobb, Stewart Cobb

SPECIAL SESSION 7:00 p.m.

- A discussion of crime in our neighborhood, particularly car break-ins. Guest speaker Lieutenant Alejandro Cabrera spoke to us about the problem and said that 80-90% of the car break ins are into unlocked cars, and there is something in the car that catches the thief's attention (pocket change, cigarettes, valuables, etc.). We need to remind people to lock their car doors and not have any valuables in sight.
- Lt. Cabrera said that cameras can be a benefit but he said that you must weigh the cost and benefit. He said that cameras will not be a cure-all. He also said that it doesn't matter where you live that car break-ins are the number one crime in the city of Louisville. He said if we do decide to install cameras to make them visible (not hidden)
- Rhoda mentioned signing up for www.nextdoor.com which notifies you of issue in the community in real time, as reported by your neighbors.
- Rhoda will call Tom Owen to see about getting the trees trimmed on Baringer to help make it not so dark. Lt Cabrera said that lighting is very important.
- Lt. Cabrera says that if something doesn't look right to call the police. Follow your gut and instincts. They will come and check it out. Call 574-2111, then press #5. That will take you directly to a dispatcher. If it is an emergency, call 911, of course.
- Discussion of panhandlers and homeless people on Bardstown Road.

OPEN SESSION 7:35 p.m. Please keep your remarks to two minutes maximum

- Anita Henkel- alley needed to be fixed. It was fixed yesterday
- Tony Hall- can we have lights put on the two poles outside? Ken Bell will call city call and make a request to see if it can be done.

CALL TO ORDER. 7:36 p.m. Quorum present.

APPROVAL OF MINUTES from June9,2016 Board Meeting (minutes already reviewed by Board and sent to Association via email June 2016). Bill moves approval. Anita seconds. Vote taken. Unanimously carried.

FINANCE REPORTS- Chad Evans

- Finance Report- Chad Evans
 - We have \$297,000 currently in the bank. We have \$100,000 more than we did this time last year.
 - Budgeted ahead to get us through the cold months, left us with a positive
 - Gas (due to boiler), we have a big savings
 - Almost everywhere else we are at budget
 - Financially doing well this year. This is the healthiest we have been financially in quite some time.
 - We do have a couple of costly projects that are coming up.
 - Tony Hall requested that we clean up around the exercise room.
 - We will be sending a letter to lien on the account that is 120 days old. Otherwise we are in good shape on receivables.

BUILDING AND GROUNDS REPORT- Donna Bodi

- Donna gave us a list of the numerous completed projects and went through the list
- Discussed brass proposal. Donna is going to get another bid. And the Board will discuss via email.
- Roofs for the entry ways in WT and in D. Moisture entering the vestibules of both buildings.
 - For the WT the repair would include a different roofing material (the wrong material was applied), drain angled wrong and is holding water. The price would be based on time and material basis not to exceed \$5,000.
 - For the Dartmouth there are a lot of details and extensive things to be done there. Voids over the canopy. Sealer that needs to be used. The price would be based on time and materials, not to exceed \$1,500.
 - Bill moves that we approve to repair both buildings. Bob seconds. Vote taken. Unanimously carried.

EMPLOYEE REPORT- Donna Bodi

- William has given his notice. His last day is next Friday.
- Laura is now on medical leave.
- LeAnn is helping to pick up two to three shifts a week
- Donna has a lot of good resumes of people interested that she will interview. Rhoda offered for Bill, Janet and Ann Cobb (Employee Committee) to help, if needed.
- Donna will send something to Laura from the DWT as a get well gift.

COMMITTEE REPORTS

- Standards Committee- A/C and office re-do
 - Office re-do- Ken Bell. They will be having a meeting at 4:00 on Thursday, August 25th. Everyone invited to come to meeting to give input. The color scheme from the lobby will continue into

the Office. More modern furniture, for a committee meeting table, some cabinets to store supplies for the guest room and offices.

-Air conditioning for lobby, office, back hall, guest room- Ken Bell. They worked with Allegiant for a bid. One bid is a conventional system with ductwork without different zones. Another proposal is with 3 different zones and vents out through the wall (like a hotel). They are still another few weeks away from being ready to make a proposal.

-Air conditioning for the Dartmouth- Bob Maddox. Last year the Dartmouth committee picked up the costs of the Dartmouth lobby air conditioning. He suggests that the Dartmouth be reimbursed for this expense. \$6,695 would be the amount to be reimbursed. Bill makes the motion that all common area air conditioning costs are a Capital Expense to be paid by the DWT Association (including reimbursing the Dartmouth project/ and funding of the future Willow Terrace air conditioning project). Anita seconds. Rhoda stated that this motion would mean that the Willow Terrace project would be funded by the Association as well, and all agreed that it would be. Vote Taken. Unanimously carried.

- Window Committee- Bob Maddox. Discussed the proposal for window replacement. The company does a window condition survey and their recommendation for how to replace it. \$12,000 for a window replacement and condition survey. Then we would get the approval from the architectural committee. Then to get the drawings made up for another \$7,500. Long discussion ensued. We discussed how the project will be paid for, by the Association or by the Owners, and the details of both options of those. The Committee is going to meet some more to discuss potential financial responsibility for the project.

OLD BUSINESS

- Report from Bill Seiller on the rules for liability for damage to an owner's unit. E.J. Wolff was the attorney who provided the opinion on guidelines for responsibility for leaks. Mr. Wolff said that if it is in the walls or outside it is the Association's responsibility. If it is inside it is the Owner's responsibility. If the damage is caused by an Owner's negligence (example: putting something in the toilet that should not be put in the toilet), it is the owner's responsibility. He thinks that the insurance deductible of the damaged owner should be paid by the Owner who caused the damage (by the damaging Owner's insurance company). Wolff also said that if one of our employees is parking your car and bumps it or scratches it, you or your own insurance company should pay for the damages (the Association will have no responsibility). Discussion. We will table this discussion and Bill Seiller will get more information
- Laundry Room update- Rhoda Bell. There are two people on the wait list for washer/dryer. We do not charge people to put washer/dryer. We will not be putting in any more hook ups.
- Rules for damage to parked cars- Bill Seiller. Bill will get a waiver together for everyone to sign.
- Parking in wash bay and loading dock- Missy Bland. Reminder that no one may stay in the wash bay or loading dock longer than very short periods of time. Vendors can unload materials and then move.
- Flag Pole- we aren't sure where to put the pole or poles.

NEW BUSINESS

- Rhoda said that she and Chad will begin working on a budget for 2017 in September
- Election Committee- How can we entice more people to run for the Board? Donna will send out an email asking if anyone is interested

ADJOURNMENT 8:54 p.m.

Minutes Submitted by Secretary Janet Parrish on August 11, 2016

Next Meeting October 13, 2016, Dartmouth Lobby