

DWT Co Owners' Annual Meeting 2018
December 6, 2018
Willow Terrace Lobby 7:30

Call to Order – Anita Henkel - 7:40 p.m.

Roll Call & Quorum-Quorum met including proxies 57.5%

Proof of Meeting Notice- Donna Skaggs posted and mailed to owners

Approval of 12/7/2017 minutes- Minutes previously reviewed by Board and distributed to Association. Bill moved to approve, Connie seconded, vote was taken and unanimously carried.

Committee Reports

- Standards Committee- WT- Cindy Carroll - Cindy read a statement about the pleasing results of the new decor. Carolyn Whalen submitted complaints about the disrepair of the front porch on the Willow Terrace, the lack of heat during the transition to winter and the state of the guest room. There was much discussion about the books that are on the tables in the WT halls. They are part of the design and it is okay for residents to borrow them. Donna is to send an email out letting everyone know.

Dartmouth – Penny Shaw reported that the front halls of the Dartmouth are scheduled to be painted the first of the year, there is a discount for painting in the winter months. They are talking about replacing the carpet or tiles. The flooring is on the list for Board consideration and budgeting.

- Guest Room- – Donna Skaggs reported that in the last 5 years the guest room has made \$29,753. The only updates to the guest room have been painting 5 years ago and new linens twice. The committee is planning on updating the guest room. Donna has met with Douglas Riddle and reviewed with the Standards Committee. Some of the items that have been suggested are: Repaint in the colors that match the new décor, remove the carpet (after carpet is up the decision will be made to expose the terrazzo floor with an area rug or replace the carpet), plantation shutters and window treatments, eliminate the headboards, purchase new linens, new lamps, new artwork and replace the desk with a cabinet that will hold the refrigerator, microwave and coffee pot, etc. These costs will be absorbed in the maintenance budget. Bittner's submitted plans that totaled approximately \$30,000. Douglas explained the vision. The committee will review the submitted ideas and make recommendations to the Board.

- Landscape- Donna reported that the committee's vision is to minimize plantings to reduce the expense of trimming and weeding.

- Elections. Total voting 72.5% of ownership. The 2019 board will be Maryhelen Greaves, Tomese Buthod, Anita Henkel, Bob Maddox, Zac Meihaus, Bill Seiller, Penny Shaw

Evans Property Management Reports

- Building & Grounds- Donna Skaggs reported on the many completed repairs and tasks. The boiler is installed, louvers are scheduled to be installed for the new system. Evans Property Management is working closely with Alpha Mechanical in working out the kinks with the new boiler. Donna also reviewed the need for a new roof on the Willow Terrace and over the boiler room that was presented to the Board in the November board meeting.

- Staff Operations- Donna Skaggs reported that the staff is continuing to grow as a team. Missy Bland volunteered to collect money from the Willow Terrace for the Staff Christmas present. Donna will assist in sending out an email.

- Budget & Finance- Chad Evans reported that the reserve account and CDs total \$146,926.97 after paying the final payment on the Dartmouth roof, painting the halls in the Willow Terrace and the new boiler. Due to unforeseen expenses we were only able to make budgeted transfers totaling \$54,425.00 to the reserve account for the year. Chad reviewed line items within the budget. The new budget for 2019 was presented and included a special assessment for the Willow Terrace and boiler room roof replacements. The special assessment will pay most of the cost and the balance will be paid from the Reserve account. With the Special Assessment there should be no need to cash in a CD. There was much discussion about the budget and options. Craig Buthod moves to accept the 2019 budget with the Special Assessment as presented. Ann Cobb seconds the motion, vote taken and unanimously passed.

Old Business/New Business

Bill Seiller read the proposed D-WT Board Statement on Responsibility for Windows as stated below:

1. The entire window, inside and out, is the Condo Owner's property. The condo Owner is responsible for maintenance of the entire window.
2. The role of the D-WT Association is to oversee that windows are properly maintained for weather protection of the building, and in compliance with Louisville Metro Landmarks Commission standards.
3. The Association will develop and enforce guidelines for window maintenance, replacement and restoration. The D-WT Association's management company will provide owners with coordination and general assistance in meeting these guidelines.

Connie Sorrell asked for clarification on the meaning. Craig Buthod stated that this does not say if you must replace that you must meet a certain criterion and if everyone is separate how do you get a uniform appearance. Scott Miller clarified that the Board will ensure the uniformity. That the Association is supposed to allow the Board to make decisions to enforce landmarks guidelines. Tommy Arnold is going before the commission to present and gain approval on new windows for his unit. His unit is missing windows, and some are beyond repair. There was much discussion among all those in attendance. Connie Sorrell thanked the Board and the committee for all their efforts with the window project. Bill Seiller moved to accept the proposed statement. Connie seconds, vote taken and unanimously passed.

Announcements

Connie Sorrell stated that she is very disappointed with the owners of the Association and their lack of interest in attending the meeting. She stated that it is important that everyone be a part of the process and the decisions or they should not complain.

Adjournment 8:45pm

Minutes Submitted by Donna Skaggs