

**Dartmouth-Willow Terrace HOA Corp.  
Association  
1416 Willow Ave., Louisville, KY 40204**

***Board Meeting Minutes  
January 16th, 2020 Dartmouth Lobby 7:pm***

***Attendees: Board: Bob Maddox, Bill Seiller, Scott Miller, Ann Cobb, Penny Shaw, Ken Bell by phone***

***Guests: Charlie Pye, Gayle Dorsey, Anita Henkel, Lee Deters, Connie Sorrel, Connie Jaquith, Missy Bland, Wayne Jenkins, Cindy Carroll, Fran Dulaney  
Mngt. Co. Cam Jarvis***

***Excused Board: Karen Schellinger***

***Excused Mngt. Co. Geoff Wilkinson***

***Agenda***

***Open Session:***

Bob introduced Cam Jarvis the new HOA manager. Cam will be on duty M,W, F in the W.T. office. Geoff Wilkinson had a conflict this evening but does plan to be at board meetings.

Fran Dulaney thanked Missy Bland for the W.T. Christmas decorations. Bob thanked Douglas Riddle for the Dartmouth decorations.

Connie Sorrell asked if there is a published schedule for the cleaning of the common spaces. Bill Seiller stated that there is a schedule. Bill does not have a copy, but he assumes Geoff and Cam do. It would be good if they could distribute it. We no longer have a cleaning service. Our staff is in charge of the cleaning. Bob stated that our new management is looking for a part time maintenance person.

***Meeting Called to Order at 7:15pm and a Quorum was present.***

***Approve Minutes: Nov. 21st and Dec. 5th***

Bill moved to approve both the annual and year end meetings, Ann second. Passed unanimously.

***New Business:***

Penny nominated Charlie Pye to be assistant treasurer. Scott second. Passed unanimously.

***Finance Report:***

Charlie said we ended 2019 \$19,000 in the red. The \$19,000 was over spending on projects, and we may owe the reserve funds. Cam said not all owner monthly transfer fees had been completed until today. Craig noted there has been an overall increase of 3.8% in fees plus the assessment. Cam said monthly owner fee statements will be sent out by request. Bill questioned where the short falls were in the budget. Staff? Cam said she is just getting a full financial picture. Bill suggested that Geoff check out staff issues ASAP. Bob said he would look into this. Charlie reports that the new bookkeeper is very thorough.

***Building Report:***

Cam Jarvis reported a pump went out last week and has been repaired. Chemicals are being fine tuned. Evans obtained no bids on the repair of the crumbling roof urns. Geoff and Cam will follow up on that.

***Staff Report:***

Ready Valet has a contract for 75 more days.

***Guest Room:***

Reservations for the guest room are to be made on line. Cash payments are not accepted.

***Windows:***

Craig mentioned what a valuable asset Charlie Raith is to us. He and Sam Dorr are new residents in the W.T. Charlie is the former head of Historic Preservation. Craig and Charlie met with the current head of Historic Preservation. They are about to put a new process in place to revise the policy for windows in high rise buildings. This process will take most of 2020. Craig advises that the Dartmouth and Willow Terrace residents wait until after 2020 to pursue new windows. Bill moved that we send Craig to the Land Marks Commission as our representative. Scott second. Passed unanimously. Bill suggested that someone run for the Cherokee Triangle Board.

***Electric Car***

Brett Kusman has an electric car. Tomese, Brett and Scott are researching the recharging equipment and electrical outlets and policies for recharging electric cars in our garages. There are 3,110 plugs in the Dartmouth garage, but one is dead. Brett is using the two available outlets. There will be more information in the March meeting.

***Old Business***

Bill Seiller reported that the name of our condo association, which we assumed had been filed in Tennessee several years ago but had actually never been filed has now been filed with Kentucky as Dartmouth-Willow Terrace HOA Corp. Scott moved that the new name be accepted by the board. Anne second. No discussion. Motion approved unanimously.

Next board meeting is 3/19/20 at 7:pm Willow Terrace Lobby

***Meeting Adjourned 8:05 pm***