

Dartmouth-Willow Terrace HOA Corp.

1412 Willow Ave., Louisville, Ky. 40204

Board Meeting Minutes
May 21st, 2020 Zoom 7:PM

Attendees: Bob Maddox, Bill Seiller, Scott Miller, Penny Shaw, Ken Bell, Karen Schellinger, Charlie Pye, Geoff Wilkinson, Cam Jarvis, and other owners.

Agenda

Meeting called to order at 7:00pm and a Quorum was present.

Approve Minutes: March 19th

Penny moved to approve the March 19th minutes, Charlie second. Passed unanimously

Open Session Questions sent to Cam Jarvis:

Gayle and Earl Dorsey in 11A sent a detailed letter and email concerning the color of the windows in 11B. The windows appear to be dark brown. There had been a request to remove the screens to see if that was the issue. To date the screens have not been removed. The concern over the specific cosmetics of the windows was supported by several owners who sent emails: Wayne Jenkins, Phyllis Florman, Douglas Riddle and Chenault Conway. Bob said that the board has heard this concern and will table the motion to act on the windows until further investigations and discussions. Carl T. from the Willow Terrace asked about who is responsible for washing the condo windows. Bob replied that each condo owner is responsible for washing their own windows. He will pass on names of window washers. A positive anonymous letter was read.

Finance Report:

Karen reported that the budget from Jan. 1st to April 30th is over budget in 3 areas, Gas, telephone and boiler repairs and maintenance. Bob asked Charlie about the bottom line, and Charlie noted we have a cash balance of \$50,000 (as opposed to \$1000 on January 1st). However, there are substantial expenses that we now believe will go over our original budget. There are mostly made up of payroll, utilities and repairs. Charlie made a motion to accept the budget as presented, Karen second. Passed unanimously.

Building Report:

Cam was given a second quote for the repair of the brick and masonry around 11A which was \$32,500. Cam plans to get at least one more quote for the repairs on 11A. Cam and Geoff will also look into the repairs of the urns. Geoff said the other quote of \$115,000. from BJB was very high. The \$35,000. bid is for tuck pointing and sealing.

Staff Transition:

Cam said she has received no negative feedback since the transition. Brandon Dejean, supervisor for Ready Valet, has been working with the staff and will be here to work on the payroll.

Bill Seiller stated that the budget information should be distributed prior to the board meeting. Charlie said he could send out an excel report on the Monday before the meeting. The budget is reviewed in the executive committee meeting, and Bill feels minutes should be taken. Minutes will be taken by Karen. Charlie mentioned that delinquent accounts should not be in the minutes.

Windows:

Ken said the screens are a problem. Scott noted that the board does want to solve the problem of the screens and provide uniform specs. so that there can be competitive bids. Scott said we should table the issue for now. Geoff noted the selling points,

comfort and maintenance. Owners will have a choice to put in new windows or not. Craig said landmarks has not approved new windows for these buildings. They are going to establish a new set of guidelines for high rise buildings. Penny stated that the windows in 11B do not look like the windows in the rest of the building. Ken and Geoff suggested we ask ask the new owner of 11B to change out a bank of the windows so we can see with the screens off. Scott would like the board to look at the window situation together. Ken made a motion to take the screens off and experiment. Karen second. Passed unanimously.

Roof Terrace:

Tomese reported that the steel has been purchased but not fabricated which will take 6 to 8 weeks. At that point a crane will raise beams to the roof. The electricity on the street has to be turned off because of power lines in the way.

New Business:

Policies as per coronavirus were discussed. Cam said that signs have been posted at the doors to wear a mask in common areas. Ken said only one person or family should be in the elevator at one time. There should be only two people in the fitness room at a time.

Old Business:

Ken brought up the request for two new teak benches for the WT. Scott made a motion that we buy the benches. Karen second. Charlie said they should be paid for out of the capital reserve. The motion was amended to reflect that, Scott accepts, Karen second. Passed unanimously. Bill suggested that residents need to understand the issues surrounding the windows. Scott will draft a memo which will be reviewed by Craig and the Board and sent out within the next couple of weeks. Karen brought up the noise factor when owners and guests are sitting on the

terrace at the WT. Bob said there is information stating that 10:00pm is the curfew. He will research this.

Next Board meeting is 7/16/20 Dartmouth Lobby.

Meeting adjourned at 8:35