

Dartmouth-Willow Terrace HOA Corp.
1412 Willow Ave., Louisville, Ky. 40204

Board Meeting Minutes
July 16th, 2020 Zoom 7:00PM

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

Agenda

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

Open Session:

The Willow Terrace Standards Committee requested an update on the purchase and installation of sconces. The sconces have not been approved for 2020 and may be approved in 2021 or perhaps approval may need to go to 2022.

Emily Hosea asked that our maintenance fees be compared to the fees at other condominiums. Geoff stated that he does have those figures from 2 years ago but will refresh them. He said at the time the figures were very similar. Cam will put the updated comparison information in a memo.

Emily also asked to see the financials on a monthly basis. Cam will add a link to the memo when she receives an approved budget.

Melissa Leith is concerned about her mother's storage area which has water damage. Geoff is taking care of this. He suggested that we buy a second hand commercial dehumidifier.

Missy Bland would like the loading dock at the Willow Terrace to be cleaned. Cam has this on her "to do" list. Missy would also like a posted list of the storage and garage parking slots. Geoff said this is not a good idea, better to just tell people where they are on the list.

Approve Minutes: May 21st

Ken made a motion to approve the minutes, Karen second. Bob yes, Karen yes, Penny yes, Scott yes, Charlie yes, Ken yes, Bill was temporarily off line

Finance Report:

Charlie said that we were under budget by \$18,000. We are under in transferring money to the capital fund. In the second half of the year we should be ahead by \$17,000. Charlie noted that Diana is doing an excellent job of keeping our books. Charlie commented that "A budget is a living document."

Buildings:

Cam reported that the heating system has been closed down for the year. She is looking into making a switch from Alpha. Work will begin the first of August on water issues in 11A. The elevator inspector noted that safety medallions are covered by tile in the elevators' floors. Cam is checking into fixing this. Photos were taken of the windows in 11B with the screens off. They will share the photos with us. Penny asked if we could not see the screenless windows in real life. Geoff said we can do so if the photos do not suffice. Cam is concerned about the "stop switch" being pushed inadvertently in the WT elevator and asked people to be careful, also watch out for dog toys in the track.

New Business:

Bob made a motion to accept the committees that have been formed for the coming year. Karen made the motion. Charlie second. Scott thinks Bill Seiller should be on the Hand Book Committee. Karen, the chair, responded that we are not writing a new Hand Book only cleaning up the language in the old one. The Hand Book is basically "How to be a good neighbor". It is not an employee hand book. Bill is concerned if it is an employee hand book, we could be liable. Karen will come back to the board with committee recommendations.

Bill is concerned about the makeup of the Executive Committee. He fears the committee presents an appearance of collusion with the board. The board makes the decisions not the Executive Committee. Karen explained that the Exec. Committee is only "stream lining" in preparation for the board meeting. Charlie said the purpose is only to go over the financials with a "fine tooth comb". Bill thinks there should only be 3 people on the Exec. Comm. Scott suggested there be an additional person from each building. At this point Karen and Charlie are working as one on the committee so there are four people on the committee. Charlie moved we call the question. Bob yes, Karen yes, Penny yes, Bill no, Scott no, Charlie yes, Ken yes. vote is 5 to 2. Bob will work for a solution.

Old Business:

Scott mentioned the teak benches for the Willow Terrace. Geoff said they have been ordered and paid for but are late in arriving. Staff is working hard on cleaning for Covid 19. New signs have been posted for all to wear masks in common areas, this includes guests and contractors.

Next Board Meeting is 9/17/2020

Motion to Adjourn by Ken. Second by Bill