

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

Board Meeting Minutes
September 17th, 2020 Zoom 7:00PM

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

Agenda

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

Open Session:

Cam reported on emails she had received from owners. Wayne Jenkins asked that the carpets in common areas be professionally cleaned. Cam will get bids on this. Missy Bland would like the staff phone number posted visibly for those needing assistance. The DWT staff phone has been put on the office door. Missy also asked that the loading dock be cleaned. Geoff will follow up on this request. Missy was concerned about the owners who do not have computers and cannot download building information. Cam said she would be glad to answer their concerns if they would call office. Missy would like brighter lights in the lobby. Geoff will check bulbs. Lee Deters requested a sign at front door for delivery people. Cam will put up a sign with delivery instructions. Geoff said the benches for the Willow Terrace will be delivered very soon. Karen asked about the sconces in the stairwell at the Willow Terrace and new carpet on stairs down to basement. This will be discussed in New and Old Business respectively.

Approve Minutes: July 16th

Bob Maddox made a motion to approve the minutes. Bill Seiller second. Charlie yes, Penny yes, Scott yes, Ken yes, Bob yes

Finance Report:

Charlie said there is a surplus of \$9,000 due to lower maintenance costs. We are over budget in staff partly due to overtime. RV is also a bit more. Next year the Budget Committee will be more aware of staff costs. Charlie set the budget up on a 1/12/monthly basis. He is unable to compare with last year. There is \$143,809.00 in the Reserve Fund now. This includes

the payment of \$6,000.00 for the walk repair at the Dartmouth and the BJB tuck pointing on the 11th floor. The urns do need repair \$35,000.00.

Buildings:

Cam reported on the work by BJB on the 11th floor of the Dartmouth. Earl asked about continuing the BJB work on the back. Geoff explained that BJB rents the scaffolding equipment by the month, and the month would be up the next day. Consequently it is important to plan the work in one month increments as an on going project. Charlie hopes that the budget committee will look at these projects and plan for them in the budget. Cam and all agreed the completed sidewalk project at the Dartmouth is good. Jockey pump will be replaced by the sprinkler company. HOA will pay for the electricians. There is a lien on the damaged condo in the Willow Terrace. \$13,000.00 is owed. Bill asked about a mortgage. Scott stated that the attorneys will give us a report and a recommendation by the next board meeting. Geoff said a second lien had recently been filed for the repairs. Vaughn and Smith are the lawyers representing us. Cam said there is not a leak in the outdoor sprinklers. She is requesting that smaller mowers be used. The anti Corona Virus spray will continue on a bi-weekly basis thru October.

New Business:

Cam sent Karen a quote for the Willow Terrace garage project. Karen said to accept the bid. Ken made a motion to accept the bid for \$985.00 by Dalton to remove lines, pressure wash and put down new lines. Bill Seiller second. Ken yes, Scott yes, Charlie yes, Bob yes, Penny yes. A discussion followed concerning the carpet on the basement stairs in the Willow Terrace. We will look at the exact area for the carpet. Geoff will get bids from three commercial carpet companies and samples to show the Standards Committee for next meeting. Bob asked Charlie to chair the next Budget Committee. Scott made a motion that the next Budget Committee be chaired by Charlie Pye and include Gayle Dorsey, Emily Hosea, and Karen Schellinger. Second Bill Seiller. Ken yes, Scott yes, Penny yes, Charlie yes, Bob yes.

Old Business:

Ken returned to the lighting project in the stairwell at the Willow Terrace. This includes 6 new sconces and 6 new emergency lights and the installation cost. Janet reported that the cost in 2018 was \$6733.00. She will confirm this pricing for 2020. And Geoff will check with the Fire

Marshall. Ken made a motion to go ahead with the project if the prices are in line and if the Fire Marshall approves. Charlie second. This motion was approved. Scott yes, Bill yes, Penny yes, Bob yes. This will come out of the reserves.

Next Board Meeting is 11/19/2020

Meeting Adjourned 8:30 PM