

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

Board Meeting Minutes
November 19th, 2020 Zoom 7:00PM

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

Agenda

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

Open Session:

Karen reported that the recumbent bike in the work out room needs repair, but in fact it cannot be repaired so needs to be replaced. The committee would like a Peloton bike and treadmill. Peloton requires a monthly fee. They are requesting a survey by management to see what all residents would like. Geoff will create and circulate the survey.

Approval of Minutes: September 17th

Bob Maddox made a motion to approve the minutes. Karen second. Scott, Ken, Penny, Charlie, Bob, Karen all voted yes.

Finance Report:

Charlie stated there is a 68,637.00 surplus through 10/31/20. He noted we have a cash balance of 233,000.00. Bob added that we have an actual cash balance of 26,000.00 in operating account as of 11/13. The annual meeting will be on December 3rd with budget information. Scott made a motion to accept the finance report, Karen second. Scott, Karen, Ken, Penny, Bob, Charlie all approve.

The 2021 Budget Committee consisted of Karen Schellinger, Charlie Pye, Gayle Dorsey and Emily Hosea. They have created a budget with a surplus, a new way of doing the budget. The committee has raised the condo fee by 8.75%, and have ended the assessment. The condo fee has been raised because we are a luxury building and an old building. The Standards Committees will have a budget for smaller items. Large costs will come under the HOA. The committee also elected to raise the guest room fee and the parking fees. Karen said this information would go out to

all owners with the announcement of the annual meeting. Geoff said management is responsible for following the numbers in the budget. Management oversees the work, checks the cost and then numbers go to HOA. Charlie said the Budget Committee has completed their job. Thank you! There was a motion to accept the 2021 Budget. Charlie so moved, Scott second. Budget approved by Scott, Karen, Ken, Penny, Charlie, Bob.

Building Report:

Cam said the boiler is up and going and seems to be doing OK. The HOA voted to switch from Alpha to Schardein. This vote was approved by all prior to this meeting. Geoff discussed the apartment that is in arrears. The lawyers will keep the pressure on to move this along. Ken asked about the car in the WT garage. And Karen mentioned a washer and dryer that belong to the apartment owner. Geoff said all must be done in a package. There was a motion to follow the attorneys' guidelines, second by Scott. Motion approved by Scott, Karen, Ken, Penny, Charlie, Bob. Board asked that we move along quickly on this matter. Cam continues to take care of COVID precautions. Penny asked about the spray as some owners are troubled by the smell. Geoff said the contract ends in January. For now we can slow frequency to every three weeks. Karen gave an update on the WT garage. Cam has had three bids to date, \$6,000.00 and two bids in the mid \$3000.00. Cam will continue to look for a more reasonable bid. Karen mentioned the unpleasant brightness of the lighting in the WT common halls. Geoff and Cam are working to figure this out.

New Business:

No new business.

Old Business:

Scott reported on the Window Committee. The screens and the glass in the apartment on the 11th floor are different from the rest of the building. The committee will come to a conclusion about a uniform type of window. Landmarks is discussing rules for high rise buildings which will be different than single family dwellings. The ultimate goal is a uniform window plan. Karen made a motion to accept the Handbook. Charlie second. Karen, Penny, Ken, Charlie and Bob said yes. Scott abstained.

Next Board Meeting is 12/03/2020. This is the annual meeting and will begin at 7:00PM. Residents will be required to register so we can determine a quorum.

Meeting Adjourned 8:45PM.