

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

Annual Meeting Minutes  
December 3rd, 2020 Zoom 7:00PM

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

Agenda

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

Approval of Minutes:

Bill Seiller moved we approve last years Annual Meeting minutes. Penny second. Each board member approved. Karen absent. Ken Bell moved we approve the September 17th minutes. Penny second. Each board member approved. Karen absent.

Election Results:

Anita verified the election results. 63.3% were in attendance. 56.4% makes election official. New board is: Bob Maddox, Charlie Pye, Scott Miller, Penny Shaw, Susan Gittleman, Douglas Riddle and Carl Tannehill.

Finance and Budget Report:

This years budget includes \$69,000.00 surplus. One half of this amount is designated for the reserves and one half for HOA projects. In 2021 each Standards Committee will receive a small amount for miscellaneous items and projects. The 2021 surplus will be \$36,000 to \$40,000 . The condo fee will increase by 8.75%, and there will be no assessment. Guest room and garage fees will be increased. The cable rate will go up, but that increase is independent of our budget. The new bookkeeper,

Diana Clause, is excellent. Please let Charlie know if you would like more information on the financial statements. Send Charlie an email if you are interested, and he will form a small group. He is eager to have people “know what is going on”. Anita said she has several questions and would like a meeting with Charlie. Scott said that “bottom line” the monthly payment is down. Charlie was unable to answer additional questions because he had a challenging computer situation.

#### New Management:

One year ago this coming January the HOA hired a new management team, Geoff Wilkinson and Cam Jarvis. Cam stated that she has a letter of approximately 100 items which were addressed in 2020. Mainly the boiler service was switched to a new company Schardein, so far the boiler is on, and all is going well. Staff management also changed from HOA supervision to Ready Valet at Geoff’s suggestion. Ready Valet absorbed our attendants into their staff and have added some of their staff as necessary. This also has been a smooth change.

#### Building Report:

Scott Miller said we are in good shape financially, the teak benches have arrived, the WT back loading dock cleaned up. Scott, Charlie Raith, Earl Dorsey and Bob Cobb are working on the window replacements. Mainly at this point the concern is coming up with a uniform standard for the windows. The window replacements must be approved by Landmarks and the Cherokee Triangle Historic Committee. Charlie Raith said the old guidelines do not apply to DWT. There is an effort to change the guidelines for high rise buildings. Geoff suggested we wait until the Windows Committee presents us with an approved plan. It will be more economical for individual owners to do so.

The assessment in 2020 was used for the following reasons, a new roof at the WT, to build the reserve and to loan money to the

operating fund if necessary. There will not be another assessment until a major repair is necessary or the reserve is too low. The reserve will end up being \$125,600.00 from the assessment. There was an emergency tuck pointing project in 11A. We will start 2021 with \$180,000 to \$190,000. in the reserves.

#### President's Report:

Bob Maddox stated we have had a good year. We have worked well with new management, survived with COVID restrictions, Zoom board meetings etc. We have an "owners' Corner" which is working nicely. Thank you to all! We would like to recognize three board members who have served us with distinction; Bill Seiller who has served us for 20 to 30 years as President and always with his legal skills, Ken and Rhoda Bell have both been on our board, Ken most recently, and Karen Schellinger who has also been a great help. Please return and serve again!

#### Old Business:

Christmas gifts for the staff and mailman were discussed. Each owner or resident in the WT may choose to give \$75.00. The check is to be made out to Dartmouth-Willow Terrace and placed in the maintenance drop box in the WT Mail Room or given directly to Cam. The Dartmouth has a plan for each unit to give \$100.00 to Gayle Dorsey, and Penny Shaw and Sue Cobb will distribute to our old staff. Please contact one of the above if you have a question. It is a bit confusing!

#### New Business:

The new board officers were elected. Scott Miller nominated Bob Maddox to be President. Charlie second. Each board member voted yes. Douglas Riddle nominated Scott Miller to be Vice President, Penny second. Each board member voted yes. Penny Shaw nominated Susan Gittleman to be secretary. Scott second. Each board member voted yes. Scott Miller nominated

Charlie Pye to be treasurer. Douglas second. Each board member voted yes.

Charlie suggested that the annual meeting should be the end of January. A discussion followed, and the decision was made to keep the annual meeting in December. Board meetings will be on the third Thursday of every other month beginning in February. There will be monthly meetings of the executive committee which consists of the president, vice president and treasurer.

The next Board Meeting is 2/18/21 at 7:00 PM

Meeting adjourned 8:30 PM