

Dartmouth-Willow Terrace HOA Corp.

1412 Willow Avenue, Louisville, KY 40204

Board Meeting Minutes

October 28, 2021, Zoom 7pm

Attendees: Bob Maddox, Scott Miller, Carl Tannehill, Penny Shaw, Gayle Dorsey, Geoff Wilkinson, Cam Jarvis, and Owners.

Agenda

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

Open Session:

Bob reported questions received by owners.

Missy Bland:

1. Six new strands of mini lights will be needed for Christmas decor in lobby. About \$40.00. Standards committee indicated that it be requested from the Board. – **Yes, turn in receipt to office to be reimbursed.**
2. Several residents enter and exit the WT garage at too great a speed. It is unsafe for all. Could a sign of caution /slow be posted? I do not think an email is sufficient. – **Bob asked for specifics of who to be turned into management to handle directly with resident.**
3. I question the liability if staff injures a resident by picking them up from a fall. Should staff be doing this? – **No, staff should not be doing this. Management will have Ready Valet give a written reminder and have staff sign off they read and understand.**
4. I have noticed that staff always uses freight elevator to go to or from basement to first floor. Is this necessary for all, and does it add lot of wear and tear on the elevator? – **The Board thinks it is necessary for staff to take the elevator and do not see any concerns with elevator maintenance.**
5. Heating system will soon be in operation. Is it really necessary that the heat kick on when it is 47 degrees or below? At one time not long ago, the deciding temp was 43 or 44. It seems a waste of money to heat up the bldg and then many have to use AC to cool off. I would hope the plan would be to conserve energy and money. The few who need very warm temps could possibly use some small heaters and dress accordingly. – **Cam reported that the system is professional set to kick on based on both outside temperature and average building temp. Will not turn on until outside temp gets below 52 degrees and when building average is below set point. Both must be hit before the system will turn on. Geoff reported that temperatures are taken from common areas and opening your own unit window for personal comfort will not affect system as a whole. Gayle mentioned LG&E 33% gas**

increase and keep this point in mind going forward. Board wants to leave the temperature as it is and see what future bills look like. Will revisit if needed (most likely in January Board Meeting).

Cam will respond via email to Missy regarding Board response to her questions.

Bob reviewed letter submitted by Julia Johnson regarding concerns of allocation of parking spaces in WT garage. She requested owner occupied units be given precedents over rental units when allocating space in WT garage. Board had discussion and would like to get additional legal input before responding. Geoff reported that HOA documents do not differentiate between owner occupant or non-owner occupant. He will get legal input. Bob will inform Julia of discussion.

Approve Minutes: August 19, 2021

Bob made a motion to approve minutes. Scott, yes. Carl, yes. Gayle, yes. Penny, yes

Finance Report:

Gayle reported income is about on track. Thinks 2022 income anticipated from move ins/outs should be suggested to be lowered on budget. Expenses a little below budget as of end of September. Landscape is over budget. Reserves at end of September \$219,865. However, tuckpointing and beam repairs will come out of Reserves about \$88,000. Budget committee: Julie Johnson, Bob Cobb, Jim Hopkins will begin meeting to discuss 2022 budget and challenges of increases across the board. Cam/Geoff will help budget committee with preliminary numbers for budget.

Buildings Report:

Cam reported the following:

Dryer vents are under study by management after resident concerns of dryer vents being cleaned. Carl questioned why the HOA would be responsible for dryer vents that are in individual units. If they cannot be cleaned, he suggested that owners be responsible to pull their dryer vents every 2 years and put in new ducts.

Update on BJB projects: tuckpointing is wrapping up, scaffolding is on schedule to be picked up. Bowing wall was secured with wall ties and stitches. This was a change from original proposal and invoice will be reduced by \$3,000 as a result. Boiler room beam scheduling in the works as well as finishing up brass cleaning. Urns will be looked at by BJB to verify still secure.

Landscape committee recommendation: Keep Greenway Landscape Services for the landscape mowing. Please note there is a rate increase from last year, as we find most things are going up. The new amount that should be budgeted for mowing is \$8,776.80 as compared to 2020 which was \$5,631.78. We will try to save a little money by reducing the number of mowings when possible, during the coming season.

Snow removal should change to Turf Tenders and see how they perform. Since it is impossible to determine what the season will hold, a budget amount or estimate cannot be provided. That being said, it is expected that 2022 would be higher due to increases we are seeing across the board. Turf Tenders per event rates are as follows:

Plow driveways, alley & loading dock - \$100 1"-5" and \$170 5"-8"

Shovel walkways, terrace and stairs - \$390 1"-5" and \$460 5"-8"

Salt services (a combination of the following would be used) - ice melt \$180, rock salt \$75 and STS 2000 spray (natural product) \$559/55 gal (this product must be purchased up front and would have to be repurchased again when all product is depleted. It is believed that 55 gallons would last through one season)

No changes would be made to other landscape vendors (Bed maintenance: Andrea Santos w/Garden Design, fountains: Rojo's Pool or irrigation: Steve Stine).

Scott made motion to bring to floor, Gayle seconded. Discussion and amendment. Penny amended to accept without the natural product and Gayle seconded. Penny, yes. Gayle, yes. Bob, yes. Scott, yes. Carl, yes. Amended motion brought to floor. Bob, yes. Penny, yes. Gayle, yes. Scott, yes. Carl, yes.

Cam reported boiler was started on Oct. 13th, already had discussion regarding temperatures. No other comments or questions.

DWT nominations and ballots: Nomination form went out on Oct. 18th, due back Nov. 12th. Reminder on nomination will go out on Nov. 9th. Ballots will go out on Nov. 15th and due back by Nov. 28th. Will send follow-up email and results will be announced at Annual Meeting. Ann Cobb and Anita Henkel shall verify results (update Ann Cobb and Emily Hosea will verify results).

New Business:

Old Business:

Geoff reported on unit 85 legal update. Won motion for summary judgement and waiting for it to be put on commissioner sale. Will be 2022, hopefully first quarter.

Cam reported on WT garage pressure washing and restriping. Notice will be sent out after attorney review for unit 85 to have vehicle moved from garage or it will be towed. Once removed will not be allowed back into garage. Parking spaces closet to door in to building will change. Notice will be sent out to WT regarding the same, including diagram of changes. Wash bay parking will be going away and become a normal parking spot. There will no longer be 15-minute parking allowed in the garage. Can pull into garage drive isle to unload but must be moved immediately.

Scott mentioned that the Board encourages owners to get involved on committees and run for the Board. The more involvement the better.

Carl mentioned that owners need to be made aware of budget challenges. That they need to be given a clear picture of how 2022 budget will be impacted. Gayle will prepare correspondence to go out to owners.

Next Meeting is Annual Meeting on December 2, 2021, at 7pm via Zoom

Meeting Adjourned at 8:57 pm