

**DARTMOUTH WILLOW TERRACE HOA, CORP.
1412 WILLOW AVE., LOUISVILLE, KY 40204**

BOARD MEETING MINUTES
FEBRUARY 17, 2022

Board Member Attendees: Jim Hopkins, Anita Henkel, Scott Miller, Gayle Dorsey, Carl Tannehill, Douglas Riddle, Penny Shaw. Management was represented by Deanna & Geoff. Additional co-owners were in attendance.

Meeting called to order at 7:00pm, all Board members present and quorum.

Jim mentioned that the open session is now at the end of the meeting and that the hope is to return to in person meetings in April.

Scott presented the Dec. 2, 2021, meeting minutes. Anita moved to approve the minutes, Penny seconded, and all were in favor.

Treasurer's Report:

Gayle explained that income for January was exactly on track except for the guest room, which was not used in January. The utility bill was high (\$27,000) given the rate hike and special rate hike but should smooth out as weather warms up. Maintenance and repair were about half of what was budgeted, and staff expenses were lower than budget (timing difference). After a \$9,000 transfer to the Reserves, we are showing a net positive income of approximately \$19,000. There is about \$58,000 in a money market fund that can be used to balance cash flow. A reminder to the residents to try to make small contributions, like turn off lights, be careful with items down pipes, etc.

Scott made a motion to accept the financial report, Douglas seconded, all were in favor.

Management Report:

Management is aware of the issues regarding the WT side loading dock doors. Replacement of the double doors is on the master project list and management is gathering bids so the Board can make an informed decision on what the next step will be. Jim clarified with Deanna that repair attempts have been made and they have not been successful. Jim asked Deanna to have bids prior to the next Board meeting so the Board could discuss. Douglas mentioned he has clients waiting for doors and windows 8 to 12 months.

A leak in unit 51 has been resolved.

In the basement by the emergency door there is water flowing underneath the door and water is getting into some of the lockers. A mason will bid on repairs.

The WT garage facing Edgeland likely needs to be replaced and bids are being gathered.

Regarding the boiler, as mentioned in the email updates, Schardein Mechanical repaired problems found in the boiler vacuum condensate system.

Basement beam repair by BJB is scheduled.

Management is investigating options for dryer vent cleaning for those who are interested. This would be an elective unit expense.

New Business:

The project list was discussed including the best process for addressing the list and moving items around based on budget constraints and priority.

Old Business:

Scott mentioned the window discussions with the city are moving ahead and pending public hearings. The city is considering revising the guidelines to streamline the process to request changes for large buildings. The city is going to speed up the review process for how people get repairs or new windows and DWT windows have been a discussion for many years.

Open Session:

Items submitted in advance to the meeting that were not previously discussed were brought to the Board.

Some people may not be following the recycling guidelines. This has been addressed multiple times and short of installing cameras in trash rooms it is unlikely we are going to catch someone not following the rules. Management will continue to periodically put out reminders regarding the same.

There was a general discussion regarding our ability to lower the heating bills. Generically the gas is either on or off and short of adjusting temperatures lower you are not really going to change the gas used or heating expense.

Management does maintain a list of storage and garage spaces.

There have been no changes since the December meeting on the Unit 85 issue. We are not likely to know more until the legal process is completed

The next Board Meeting is scheduled for April 21, 2022.

Motion to Adjourn Anita. Second by Gayle. All were in favor. The meeting conclude at 8:16 pm