

DARTMOUTH WILLOW TERRACE HOA, CORP.
1412 WILLOW AVE., LLOUISVILLE, KY. 40204

BOARD MEETING MINUTES
6/30/2022

Board Member Attendees: Jim Hopkins, Anita Henkel, Scott Miller, Carl Tannehill.
Management was represented by Geoff and Deanna. Additional co-owners were present.

Meeting called to order at 7:05 with a quorum established.

Scott presented the minutes from April 21, 2022, which were previously circulated. With no corrections, a Motion by Scott to accept, seconded by Jim. Roll call vote, unanimous to approve.

TREASURER'S REPORT: Income for the first five months is approximately \$1,500 under budget due, largely, to lower move in and move out fees than predicted. Our expenses for the first five months are approximately \$14,000 lower than anticipated. However, we are in the process of obtaining bids for various significant maintenance projects which will likely be completed over the next 60 days. Positive cash flow has enabled us to continue to transfer \$9,000 per month to reserves this year. Our current reserve balance is \$204,657. Gayle Dorsey is always happy to answer any questions.

MANAGEMENT REPORT: Deanna discussed WT garage door on Edgeland. Bids for wood door \$7859 bid for steel door \$5079. Both will be color matched to existing color. Carl asked if motor could handle each door based on weight. Cunningham Overhead Door said should take 6-8 months. Geoff thought steel door was the choice, people would not notice any difference and less weight and less costly. Motion to accept steel door bid by Scott seconded by Anita. Passed unanimously.

Tuck pointing and downspout on WT loading dock side on western wall on building. Real Estate 2000 estimates \$4600 and could perform work within a month or so. Restoration Systems estimated \$18,400. Discussion about discrepancy of bids, warranty if any, and other bids. Restoration Systems looked at a larger tuck point job on the property, but bid is similar. BJB should be sending a bid but not received. Work needs to be done to protect units.

Anita made motion to accept Real Estate 2000. Carl seconded. Passed unanimously.

Further tuck pointing on WT north side on Willow and around to Courtyard. Waiting on estimates from Paul Davis, BJB, and RE 2000. Unit 75 seeing leaks. Contractors have looked at unit. Also make sure Unit 85 windows are secure and not letting in rain.

WT steel beam under loading dock. BJB has the beam, and 2 engineers made recommendation to solidify structure under the dock by shoring up the void. Projected to be in range of \$17,500 and this money should come out of Reserves as it is a Capital Improvement to structure.

Packages: Now being put in mail room on the rack installed. This is a temporary experiment. Feedback has been positive so far. Perhaps place a camera in the room for security.

Maintenance done on pipe that had gassy smell from basement leading to 2nd floor unit. This is basic maintenance and Deanna took care of situation.

Stacking will be cleaned out in WT building by Intertech Mechanical. Cost is approximately \$2500. It should be done periodically as these are old cast iron pipes.

NEW BUSINESS:

No residents should let unknown persons in the building.

Any staffing comments should be given to management. The staff is doing quite well but if there is an issue, please do not confront the staff. There is a system in place to communicate all issues.

Emily Hosea and Charles Raith are leading a 100-year Willow Terrace celebration committee. They are making plans for a party for owners/residents and Board will provide catering. Historical information about our buildings should be quite interesting. Thanks to both. Anyone who wants to provide input, please contact them.

Windows: Progressing slowly. The Committee, with Charlie Raith and Jim Hopkins leading, have communicated with Landmarks and even wrote draft guidelines which should speed up this process. Committee will meet in August to see what can be done to nudge government along.

OLD BUSINESS: Carl brought up the double doors leading to loading dock area. To purchase new doors, lead time many months and cost at least \$12,000. Would Landmarks need to be notified? No action taken. Please keep pulling the door closed as it does lock if it is pilled shut. Especially necessary on windy days.

OPEN SESSION:

Emily Hosea asked about Owner's Corner and whether current projects, future projects and routine maintenance projects could be made clearer.

Some discussion whether solar panels would help energy costs which is always a major part of budget - approximately 18%. Geoff discussed based on square footage of roof and if Landmarks would be involved, probably not cost effective.

Carl requested that a reminder to all owners/ residents go out to shut lights or AC when not needed. Since we do not receive individual electric/gas bills, it is not on our radar.

Motion to Adjourn -Scott Seconded- Anita. Roll call Unanimous.