



November 2011 Newsletter

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9/26/11 Annual Meeting:

- ❖ Attendance:
 - Beth Holt & Amber Gabbard – Mulloy Properties
 - Lyman Martin, Veronica Eberlein, Karen Rice, Cammie Cox and Michelle Bergant – CS Association Board.
 - Judy Alford, David Breckenridge, Mary Fletcher, Franklin Foshee, Regina Gibson, Whitney Conley, Mary Jo Jones, Marjean Martin, Arlene Meredith, Nelda Miles, Lou Ann Qualls, Laura Rapien, Jennifer Ramage, Kimberly Stephenson and Karif Taylor – Association Residents/Owners.

- ❖ Meeting called to order at 7 p.m. by Lyman Martin

- ❖ Mulloy Announcements re: 2011 Kentucky Uniform Condominium Act, House Bill 341
 - Budget changes pass with a simple majority (51%).
 - A quorum is required to elect new board members.

- ❖ CS Association Board Introductions
 - Service gift presented to Veronica Eberlein.
 - Big accomplishments over the past year announced.
 - Gutter repair work completed during cleaning; over \$8,000 in plumbing issues resolved; 7 skylights replaced; KY Contracting improved drainage issues & are currently working on area behind unit 10; now salting stairs & walkways as well as the parking lot for winter weather; CS is now FHA approved.
 - Goals for upcoming year announced.
 - Roof repair/replacement; siding repair/replacement & obtaining a new lawn care provider.

- ❖ Board Elections
 - We did not have a quorum; will have to re-visit & have an additional meeting.
 - Veronica Eberlein will stay on in the interim.

- ❖ Budget
 - Lou Ann Qualls offers suggestion of 10% assessment instead of the 10% maintenance fee increase proposed by the Board.
 - Regina Gibson and Arlene Meredith agree

- Beth Holt advises against assessment because a 1 time assessment may cover 1 roof, but will require additional assessment(s) in the following years. Realtors & financiers frown upon multiple assessments.
 - Emergency/special assessment can be obtained by getting an expert to come into the community to assess the situation.
 - The last assessment was 5 years ago and was in the amount of 5 months of maintenance fees per condo; Used to fix the driveway/parking lot.
 - Siding a building takes approximately \$9,000 for an end and \$28,000 for an entire building.
 - \$13,000 in late fees due to late maintenance fees; Court will not order someone to pay the late fees on top of the actual overdue amount of past dues.
 - Kim Stephenson suggested a 2-3% increase in maintenance fees per year so it doesn't make such a large impact at once.
 - Option of closing the pool to save money was raised; Idea refuted due to this being a selling point in our community.
 - Beth Holt: we must pass or decline the budget that has been proposed.
 - Budget passed unanimously.
- ❖ Other Business
- Under KY Law we must have a CPA perform an audit review.
 - Whitney Conley offered to pass out flyers & proxies for next meeting.
 - Veronica Eberlein discussed the priority of the repair work and the necessity to hold onto any documentation relaying repair requests/responses.
 - Issues with Greenscapes blowing leaves into yards
 - Leaf removal in November – Amber Gabbard will inform them.
 - Regina Gibson suggested withholding payment as an option to see if they won't do a better job in order to get paid.
 - Board and Mulloy to discuss and set up the additional meeting for voting on a new board member.
- ❖ Meeting was adjourned at 8 p.m.

10/26/11 Annual Meeting Recall:

- ❖ Attendance:
- Beth Holt & Amber Gabbard – Mulloy Properties
 - Lyman Martin, Veronica Eberlein, Karen Rice, Cammie Cox and Michelle Bergant – CS Association Board.
 - David Breckenridge, Susan Brittain, Douglas DeMoss, Brian Ebling, Gemma Fetalver, Arlene Meredith, Joseph Nett, Lou Ann Qualls, Laura Rapien, Crystal Settles, Ed Tillett and Jean Barrett Shaw – Association Residents/Owners.

- ❖ Meeting called to order at 6:30 p.m. by Lyman Martin
- ❖ Board Elections
 - Lyman Martin nominated Brandon Watson.
 - David Breckenridge nominated himself.
 - Vote taken.
 - Brandon Watson was elected to the board.
- ❖ Miscellaneous
 - Veronica Eberlein has offered to assist the board with daily community tasks.
 - Board to set up a Grounds Committee to provide her legal rights.
 - Brian Ebling wanted to know the status & deadline of work being done to repair 3 walls.
 - Karen Rice & Veronica Eberlein have inquired re: same to KY Contracting.
 - Board will investigate further and take necessary action to get completed.
 - Ed Tillett discussed issues with his unit.
 - Would like to know how the board plans to be proactive to prevent any more such occurrences and advised unit owners to report and address such issues immediately. *I.e.* come up with a dollar amount and schedule for proactive improvements to be made.
 - Brian Ebling suggested having a contractor &/or engineer come in to assess the buildings and provide the board with a list of items to be addressed.
 - Beth Holt reiterated that decisions for repairs are made on a case by case basis. Some have precedence; some are referred to our attorney for advice prior to a decision being made. It is a process that tends to take time.
 - Crystal Settles suggested that the Board and Mulloy Properties send a welcome letter to new residents.
 - Beth Holt apologized for the oversight & informed her that there is an information packet that they send to new residents.
 - Gemma Fetalver providing Beth Holt with information and documentation on Universal Windows findings re: Clifton Historic Preservation District restrictions.
 - Susan Brittain opened discussion on pin-hole leaks in the copper piping.
 - Susan wonders if this is an association responsibility and not hers?
 - Cammie Cox had this happen to her. Upon review of the Master Deed, her insurance and plumber both agreed that it was indeed the owners' responsibility.
- ❖ Meeting adjourned at 7:30 p.m.

11/8/11 Board Meeting:

- ❖ Called to order at 8:30 a.m. by Lyman.
- ❖ Board officers elected:
 - Lyman Martin – President
 - Cammie Cox – Vice President & Board liaison with Mulloy Properties
 - Karen Rice – Treasurer
 - Michelle Bergant – Secretary
 - Brandon Watson – Member at Large
- ❖ Board members walk-around scheduled for 11/27/11.
- ❖ Open Meeting in works for early January – announcements will be posted.
- ❖ Meeting adjourned at 9 p.m.

Announcements:

- ❖ A-I Pest Control 12/12/11.
- ❖ Set out for large garbage pick-up is 11/25-27/11.
- ❖ Next Annual Meeting will be 9/24/2012, please plan accordingly.