



HOA General Meeting

Monday, September 13, 2021

Time: 7:00 pm

Location: Outer Loop Government Center, 7201 Outer Loop

Commissioners Present: 9

Total Residents Present: 15 (+15 by proxy)

Emir Tenic, President
Laura Olliges, Secretary

Nevada Cox
Anne Mulligan

Tom Jackson
Nick Murphy

David Kidd
David Shipp

Alex Torres

Call to order at 7:04 pm

Welcome; Recognize commissioners

Old Business

- Primary HOA expenditures
 - Electricity is the largest recurring expense at \$1200-\$1300 per month. There was discussion on changing all bulbs in streetlights to LED high efficiency bulbs. David K volunteered to take on this project.
 - Landscaping expense has been high this year due to special projects. The most recent project with the island curbs at the front of the subdivision ended up with an unsatisfactory product and some sunk costs, but it was a valuable learning experience. In an attempt to go with a low cost method, we hired the same person who had successfully repaired the brick work on the entrance walls, with a bid of \$1,800. We ended up paying \$1,400 toward a final estimate of \$2,500 before realizing his inexperience was not allowing him to produce the work that he had promised. We terminated the project with him and the Commissioners regrouped to decide together how best to proceed.
- Spending limit for Commissioners
 - At the last General Meeting, a motion was made to increase the spending limit allowed to the Commissioners per the bylaws, but there were not enough people present at the meeting in order to get a qualifying vote.
- Neighborhood nuisances
 - Neighborhood nuisances were discussed and several households/issues were turned in to Councilman Peden with some successful results.
- Community yard sale
 - There was a community yard sale in June that produced some good flow and business. There are currently no future yard sales planned for the year.

New Business

- Financial report through Sept 13th
 - Our savings balance is still healthy, although year-to-date expenses are \$3,300 higher than income.
 - The landscaping expense total of \$8,315 includes \$5,000 from the brick work earlier this year. Approximately \$200 a month is the recurring routine landscaping expense (maintenance of islands and common areas).
 - Motion to accept the financial report made by Tom and seconded by Nick

- Completing the curb job on the islands at the front of the neighborhood
 - The Commissioners met a couple of times to discuss the completion of the curb job. Five different bids from concrete contractors were received, ranging from approximately \$5,000 to \$25,000 for removing and reconstructing the curbs around both of the islands and on the two corners leading into the neighborhood from Bleemel towards Cedar Hollow and Mariemont.
 - After much discussion surrounding cost, experience, and professionalism of the different companies, a final decision was made to recommend Phoenix Custom Concrete for the job to the HOA. Their bid comes in at \$4,900 to tear out and redo all of the curbs under consideration, with 10% due to schedule the job. Scheduling is most likely 2-4 weeks out.
 - Motion to accept the recommendation to go with Phoenix Custom Concrete and move forward with the job was made by Nick and seconded by Michelle.
 - Vote called for: thirteen households present plus fifteen signed proxy votes in hand were counted in favor, no nays, and one abstention. Motion passes as 28 positive votes exceeds the requirement of 10% of households in good standing.
- Discussion on finishing touches to the curbs/islands
 - It was decided that current shrubs in the islands would be left as is until the entire project is complete.
 - Discussion was held regarding the pros and cons of reflectors on posts and reflective paint on the curbs in order to create higher visibility. Tom and David S are both willing to work on this project; Tom will look into metal posts with reflectors and David will look into reflective paint options. Costs of both options will be compared.
- Changing bylaws for Commissioners spending limits
 - Currently the bylaws state that Commissioners are able to spend up to \$500 without getting approval at a General Meeting. This limit has not changed in over thirty or forty years. It is being recommended that the limit be increased to \$2,500. Transparency for all spending will continue to be reflected in financial statements. A quorum of Commissioners is required to vote in approval of any expenditure of any size.
 - Motion to accept this change made by David K and seconded by Nick.
 - Motion passes with 13 aye votes in the room plus 15 signed proxy voting forms, and no nays.
 - Tom will take care of updating the bylaws.
- Miscellaneous items
 - All residents are encouraged to subscribe to our Councilman's newsletter for information and updates on additional development in the area. Planning meetings are currently being held by Zoom, so they are easy to attend. There is a link to the Councilman's website from our HOA website (cedarcreeklouisville.com).
 - Residents should be vigilant of unruly teenagers passing through the neighborhood and playing on other homes' properties. Police officers are stretched thin right now in our area, so there is not a lot of police presence for stuff like this. Theft and unwanted solicitations can be discouraged by placing No Trespassing signs on each individual property. Several individuals have been witnessed going through our neighborhood with security system sales offers and others checking garbage cans. Often these are schemes to gather information on the homes.
 - Nevada will work on replacing the Christmas wreath that was stolen last year from our front entrance. Discussion was held on Christmas LED icicle lights to put up as well.
- HOA Treasurer to step down
 - Shannon, our current treasurer, will need to step down soon due to time and availability constraints. We are looking for volunteers to replace her.

Motion to adjourn made by David K and seconded by Nick

Meeting Adjourned at 8:00 pm

Laura Olliges, Secretary