

VILLAS AT ANDOVER

HOMEOWNERS ASSOCIATION

2024 ANNUAL MEETING MINUTES



An annual meeting of the Members of the Villas at Andover Homeowners Association, Inc., a Kentucky corporation (the "Corporation"), was held at 6:00 PM January 29, 2024, pursuant to serving proper notice. The following directors were present in person at the meeting: Tim Shuck, Brian Rosenkrantz, Chuck Berry, and Manuel Hajar. Also, present were Association Manager Natalie Thompson and John Payne, from All Points Community Management.

The meeting was called to order by Tim Shuck at 6:03 PM

Quorum announcement: Natalie Thompson confirmed that a quorum was present.

Introductions: Board introduced directors and All Points representatives.

Disposition of Meeting Minutes: A motion was made by Jo Gawthrop (652 Andover Village Place) to accept the 2023 Annual Meeting minutes as presented. Motion was seconded by Ally McMurray (681 Andover Village Place) and approval was unanimous.

Reports of Officers:

- I. **President's Report: President Tim Shuck presented the following items:**
 - a. Working on revised Covenants and Bylaws to be presented to the owners later in the year. Those documents were last updated in 2006.
 - b. Review of work on old clubhouse and adjacent properties: New fitness center going into old clubhouse. Photos were shared.
- II. **Treasurer's Report: Treasurer Chuck Berry reported that association ended 2023 in good shape financially, as there had been significant money recouped from lawsuit.**
 - a. Income: Budget had called for \$58,000 and the actual was \$65,000, so there was a \$7,000 difference in actual and budgeted income. He reported that the operational budget was at nearly \$58,000, following the move of \$49,000 into reserves as part of the lawsuit settlement. Chuck explained that it was unknown when money would be received, therefore it was not budgeted. The court did rule in the association's favor and money was owned, and the association will continue to receive funds through April 2024. The extra money is in CD's at about 5% in reserve account to be used for capital projects outside the regular budget, for ex. Tree planting for which the association has applied for a matching city grant.
 - b. Expenses:
 - 1) Manuel and Brian are heading up replacement of lights and trees in the roundabout. With many trees, the expenditure to keep trimmed will be ongoing, so association would like to stick with limited maintenance trees when planting. Moving trees vs. removing trees was discussed. The flagpole had broken and was

hanging in a tree. Homeowners noted safety issues and overall need for maintenance in roundabout was discussed.

- 2) Mowing: continues to be a large expense. Great Scapes had been mowing past property on Anderson property, so they will be backing that up some. Cost stays the same on greenspace, with a 3% increase for lawns.
- 3) Fees: Tim announced there is no increase in homeowner fees, those will stay at \$375/Quarter. Legal fees are built into budget for by-laws and covenant review/revision.
- 4) 2024 Budget: Tim announced that there were not substantial changes made to the budget from the previous year. Made note of capital, reserve income and expenses. The association was expecting \$2,000 made on interest, had about \$1,000 reserves carried over, and \$3,600 from legal judgement. The association has applied for matching city grant (\$10k/\$10k for total of \$20K) for landscaping. Hoping to build privacy between the neighborhood and new development. Time spoke with Anderson re: replacing the old bridge. Would propose cost sharing. Awaiting estimate. Discussion re: association paying half. Felt otherwise it would not be built, otherwise, but association has not committed to anything, just considering options. Will decide when the cost is known. While not VAH property, VAH would benefit. Grants are usually approved, first time applying, hoping to max for best match.

III. Landscaping:

- a. Suggested that association approach UK Architecture school to volunteer/do student project. See what they might recommend.
- b. Chemical weed control on fairways – Yes. They are being treated. Mowing will not provide results of weed control, particularly as there is a lot of broadleaf and mowing is only every other week. Discussion of ‘consistent look’ vs. ‘diversity’. Planning for diversity can help with erosion. Many properties have deep slopes from fairways and struggle to keep things growing. Discussed planning next to cart path for shade and increased privacy from new construction.
- c. Pond: erosion and sediment continued issues here. Will be digging out a lot of sediment. Construction company was cited. Many plants to go in over spring and the ditch at the back of the concrete spillway will remain.
- d. Tree trimming: Trees will be identified. The board is aware of dead limbs; those have been marked. Alert board of any known that are not already marked.

New Business:

- I. **Call to serve on Board of Directors:** Open position. Called for volunteers. None received. Current directors with expiring terms Chuck Berry, Manuel Hijar and Tim Shuck were all re-elected. Natalie Thompson confirmed required votes were received.
- II. **Rentals:** Currently 6 rentals on the street, not owner occupied. Discussed potential rental ban for homeowner comment on support. Discussed a ban on the use of rental for sales after July 2024. This would require changing the rules of association. Current documents are broad, and the board is hoping to make those more specific. A ban would require 60% vote.

III. **Violations:** Discussed volunteers potentially noting violations. There has not been consistency in the letter delivery system and the board is asking the management company to have an effective process in place to provide consistency.

Adjournment: _____ made a motion to adjourn the meeting at 6:58 PM. Motion was seconded by _____ and approval was unanimous.

DRAFT