

The Villas at Andover HOA Inc.
C/O All Points Community Management, LLC
141 Prosperous Place, Suite 21
Lexington, Ky. 40509

What: Annual Meeting Minutes

Where: Virtual Meeting

When: January 25, 2021, 6 pm

Attendees: Directors – Directors: Tim Shuck, Chuck Berry, Jo Gawthrop, Lee Sims, George Tomiach
All Points: Edwin Gibson & Garrett Spear, a new staff member from All Points
Guest Advisor: Chris Farris/BLF Law Firm

Quorum: Edwin Gibson conducted a Roll Call of all HOA members, noting those signed in for the virtual HOA meeting. 19 of 38 members present by virtual sign ins or written proxies (50% of owners). Attendance roster is attached.

Call to Order: 6:02 pm By Tim Shuck/President

Introductions: Each HOA BOD officer, homeowner, attorney guest & All Points Company member introduced themselves.

Disposition of the 2020 Annual Meeting minutes:

Reports of Board Officers, Committees and Management:

January 2020 Annual Meeting Minutes reviewed. Jason Hans/AVP HOA homeowner noted that the minutes did not reference a discussion concerning the consistency of the covenant enforcement in connection with the discussion of proposed revision to the governing documents.

Motion made by George Tomiach, seconded by Candace Ballard, to approve amended Minutes.

Motion carried by unanimous voice vote. A copy of the approved 2020 Annual Minutes, is attached.

Presidents Report – Tim Shuck

- Andover golf course sale and progress:
 - Status on the sale of 2 individual home lots Forest Hill presented.
 - Closing occurred on Jan 5, 2021
 - Benefits included \$100,000 of income (netted to \$88,000 after closing costs) less taxes on the profit.
 - Long term gain of 2 additional homes within our HOA with little or no increase in cost to Association.
- Governing Documents as revised 2019/2020 to be represented for approval during a Special HOA meeting 2021 w/ Q & A session when COVID 19 virus subsides and State Government deems safe to meet in person.

Treasurer's Report – Chuck Berry

- Comparison of 2020 actual expenses to proposed 2021 budget by line item.
Discussed revenue changes, including impacts of the 2 new lots, legal fees and fines in relation to 637 Andover Village Place litigation, and elimination of miscellaneous income relating to dissolution of APC organization and the Andover Golf Course.
- Discussed expense changes, including the new Christmas décor, increase in insurance costs, legal fees, relating to ongoing litigation, COLA increase on management contract, entrance signs and green space, social activities, tax on sale of new lots and one-time greenspace expense for reseeding.
- Question was asked about how the tax for sale of 2 lots will be calculated to determine net sale amount.

Chuck said a lot value will be arrived after tax accountant establishes a Green Space purchase price attributable to two lots. This will be used to determine the basis cost for the two lots. The difference between the basis cost and sale price (less any expenses associated with the sale) will be the taxable profit from the sale.

Chris Farris/BLF presented attorney's Report: Hans v The Villas:

- Christopher Farris of Billings Law Firm, PLLC gave a brief summary of the litigation concerning short-term rentals at 637 Andover Village Place.

New Business:

- **Motion to approve 2021 Budget as presented:** Motion by Chuck Berry, w/ Second by George Tomiach. Approval was unanimous with no dissenting votes
- **Election of 2 Board of Directors for 2 year terms:** Jo Gawthorp & George Tomiach completed terms. They were thanked by many for their service to the community.
 - Floor opened for nominations: None, floor closed to additional nomination.
 - Brian Rosenkrantz elected: 18 votes for BOD from proxies.
 - Shannon Messer elected: 10 votes for BOD from write in ballots.

Committee Sign Ups:

- Social – Chair to be Brian & Michelle Rosenkrantz w/ members Lea Luenberger & Michelle Rosenkrantz. Will add 1-2 additional members.
- Architectural – Lee Sims Chair, w/ members Ally McMurray. Will add 1-2 additional members.
- Green Space – Candy, Chuck, Tim to ask Shannon

Looking to encourage new street residents to join committees as a way to meet neighbors.

- **Member Q & A –**
- Discussion concerning the ownership of AVP and street paving status. AVP is owned by the city and repaved in 2016. Suggested that member concerns should be directed to LFUCG and/or council member.
- Discussion concerning maintenance of former golf course walking trails. Each HOA/owner is responsible for portion of path that it owns. When old clubhouse and driving range are developed, the developer will be relocating the existing path.
- Discussion concerning maintenance of pond at #18 teebox. Owner of former hole 18 added rock to mitigate erosion along shoreline of pond. HOA contributed \$2,000 for portion of shoreline on its property and \$200 to reseed #18 teebox.
- Discussion concerning reseeding of former hole #10. That area is anticipated to be reseeded in the fall of 2021, per recommendation of landscaper.

Adjournment: Lee Sims motion, Chuck Berry Second at; 7 pm
Next Regular BOD Meeting: 4:00 pm, Feb. 17th 2021, by Web X