

CHA MINUTES OF BOARD MEETING
JULY 11, 2017

PRESENT: Amy Duck, Greg Guilford, Jeremy Rydberg, Brian Schmidt, Shawn Wilke, LeAnn Swanson
RESIDENTS: Kay Dickinson

Meeting called to order 7:03 PM

OPEN FORUM:

1. Kay reported the grass at 17002 Camberwell Court has been mowed, but not the back yard within the fence. The Board voted unanimously to pay for back yard cleanup. Kay also informed the Board that she will have quilts drying on her deck railings since no clotheslines are allowed.

OLD BUSINESS:

1. June minutes were reviewed. Amy made a motion to accept the minutes and Greg seconded the motion. The minutes were approved.

ACTIVITIES:

1. Concern for rain forecast for Friday July 14 Luau was discussed, but no plans to change date.
2. Food truck on June 25 went well.
3. July 4 event was a great success.
4. July 8 Teen Night was attended by 24 teens and was under budget. Thanks to the Guilfords for hosting.

POOL:

1. Brian reported vandalism to one of the new pool umbrellas and the need for a surveillance camera.
2. The filter covers previously thought to cost \$200 each are actually \$100 each, for total replacement cost of \$2,200. Brian proposed the immediate replacement of all the filters. Greg seconded the motion, and the purchase was approved.

MAINTENANCE:

1. Light repairs are ongoing.
2. Sign for dumpster area has been installed but camera was bad and will be replaced. An additional camera will be ordered for pool surveillance. Once the quality of the cameras is determined, additional cameras may be ordered for use on the speed control project.
3. Flagpole is scheduled to be repaired in mid-July at a cost of \$300.
4. The temporary street sign at Micawber Court has been removed and the temporary stop sign will be removed soon.
5. Mr. Morehead is no longer interested in maintaining the landscaping of the Camberwell Ct. island. An island adoption program with incentives offered to residents was discussed, but Kay said similar efforts in the past were not successful.
6. Jeremy will get prices to remove the brick sign foundation at the corner of Beckley Station Road.
7. A quote has been obtained to remove 17 trees at the cost of \$4,300. \$1,000 was approved to cover the removal of one large pine tree and others needed immediately. The remainder will be reevaluated over time.

FINANCE:

1. The June P&L was reviewed along with other supporting financial reports prepared by Greg. Most areas are on or ahead of budget. A motion was made by Brian to approve the financial statements, seconded by Amy; the financials were approved.
2. Amy made a request and obtained approval to have the clubhouse professionally cleaned on Saturday after the Luau.
3. The accounts receivable aging was reviewed. A decision was made to remove credit balances by charging any paid late fees.
4. Discussion of future changes in dues payment methods and deadlines was held and tabled for future discussion.

CIVIC ACTION:

1. Rydberg shed has been removed.
2. A notice of a zoning change request on Shelbyville Road was received and shared via Nextdoor.
3. Shawn reported on his meeting with the Louisville Loop/Metro Parks. Section II of the project that would extend past Copperfield on Shelbyville Road has not been funded and is at least a year away from starting funding efforts.
4. Clifford, 17002 Camberwell, lawn mowing corrected by CHA.
5. U.S. Bank, 807 Locust Pointe Ct – lawn mowing will be corrected by CHA if needed.
6. Violation letters were sent to the following in the prior month:
 - a. Hyman, 402 Nickleby Way – parking; corrected
 - b. Workman, 14204 Glendower – parking; corrected
 - c. Whittington, 719 Brendon Hills Place – lawn mowing; corrected
7. The meeting with Centre College Professor Weston was canceled due to lack of attendees but will possibly be rescheduled after the next Board meeting so those interested can stay late to attend.

NEW BUSINESS:

1. Clubhouse Remodel
 - a. Fusion Builders has submitted a \$14,300 quote from their architect to proceed with surveying, engineering and complete architectural drawings. Jeremy recommended proceeding, and all were in agreement for approval. Having a clear, cohesive and complete plan from the beginning will save money in the long run, make sure that Fusion and the committee are in agreement on what is being built, and will make it easier to communicate the direction to the neighborhood.
 - b. The Board approved payment of \$1,500 to Wescott Construction for their second set of drawings.
 - c. All were in agreement to downscale the front porch and shift focus to the side area.
 - d. Meetings will be held to present plans and receive written feedback and questions from residents.
 - e. Groundbreaking to be held in time for pool to open as normally scheduled for 2018 (Memorial Day).

Meeting adjourned at 8:30 PM.

The next meeting will be held on Monday, August 14 at 7:00 PM in the Clubhouse.

Respectfully submitted by: LeAnn Swanson