

Heritage Place Homeowners Association
General Meeting Minutes
11/5/2013

Board Members & Officers Present:

Mark McGown, President
Rae Carol Ennis, Secretary
Alan Gruse, Treasurer
Paul Harjes, Vice President
Dawn Perlick, Board Member
Ann Reno, Board Member
Rob Stone, Board Member
Steve Richardson, Board Member
Greg Jackson, Board Member
Bill Shannon, KMS Property Manager

The General Meeting was called to order at 7:05 pm by Mark McGown. The meeting was held at the South Oldham Fire House. The following issues were discussed:

1. The minutes from the two previous Board Meeting and last year's General Meeting were approved (motion by Greg and second by Rob.)
2. Mark talked about the new updated website. We hired Twin Springs Junction to redesign and host the new site. It will much easier to upload current information to the site now and the annual fee is about \$200 less than what we have been paying.
3. Mark reminded people to follow the neighborhood page on Facebook as it is the easiest way to get information out to everyone quickly. Last week info on the change of Trick or Treating was communicated via Facebook.
4. Mark mentioned that the original plan for neighborhood improvements this year was to install landscape lighting at the Timothy Way entrance. Several issues (estimates were higher than anticipated, the property is not common property and is actually part of the adjacent lot, etc.) came into play that halted that project temporarily. He said that the Board does still want to do this project, but needs more time and money to resolve some of the issues.
5. Bill Shannon said that only two people have not paid their dues this year, and one of them has a house in foreclosure. He mentioned that several people were significantly late paying their dues and were not including late fees in their payment.

6. Bill reminded everyone of the restrictions regarding proper storage of boats and trailers and said that the majority of complaints he receives are with noncompliance in this area.
7. Mark discussed the Board's new policy regarding late dues payments. Since several people are continually paying late and disregarding the late fee, it creates extra work for the Board members and property manager, not to mention that the budget relies on receiving these payments. Therefore, the Board established a new policy for next year stating that a lien will be filed on any property that is 90 days late on their dues. A copy of this policy was mailed to all homeowners.
8. Alan gave the Treasurer's Report. He talked about the fact that the funds are really tight. If the Board only spends the minimal amount to cover the basic bills with no projects, savings for any legal issues, etc. then it is only about \$500 less than the total income from annual dues.
9. The proposed budget for 2014 was presented and discussed at length. The Board proposed a \$25 increase in annual dues starting next year. The reasons for the increase are: they have never been increased in over ten years, all of the bills (LG&E, water, insurance, etc.) have gone up, the neighborhood is getting older and will need more continued improvements to insure property values don't decrease and our dues are considerably lower than all other comparable neighborhoods in Oldham County (most neighborhoods with no common property like a pool or clubhouse are around \$300.)
10. Audra Kenyon, one of the homeowners attending the meeting, suggested increasing the dues by \$50 instead. She argued that the \$25 increase doesn't give us enough extra money to really do some of the projects that people have asked about, like updating the mailboxes again and replacing street signs, etc. The Board and all those in attendance discussed the pros and cons of varying amounts of increases and everyone in attendance, including the Board, unanimously voted to increase the dues by \$50.
11. The proposed budget for 2014 was passed (motion by Rob and second by Greg.)
12. An election was held for new Board Members. Ann Reno, Dawn Perlick, Jeremy Kenyon, Greg Jackson and Rob Kraemer were nominated and accepted the positions.

The meeting was adjourned at 8:30 pm.