

Home Owners' Association



Annual Meeting – May 19, 2016,
University of Louisville Shelby Campus



Agenda – May 19, 2016

- ▶ **Approval of 2015 Meeting Minutes**
- ▶ **Councilwoman – Marilyn Parker**
- ▶ **Crime Reports**
- ▶ **Shelbyhurst Development –
University of Louisville**
- ▶ **Deed Restrictions**
- ▶ **Home Owners Association Dues**
- ▶ **Nomination of Officers and Directors**

Approval of 2015 Meeting Minutes

Minutes are posted on website:

**[http://www.neighborhoodlink.
com/Old_Dorsey_Place/pages](http://www.neighborhoodlink.com/Old_Dorsey_Place/pages)**

a few copies are available from Susan Drake

Councilwoman – Marilyn Parker

Crime Reports / Neighborhood Watch

- ▶ **Several neighbors have experienced theft from their cars or garages**
- ▶ **In most situations, they were unlocked**
- ▶ **Usually minor thefts, but we want to make sure we are watching out for each other, as well as our own personal belongings**
- ▶ **Neighborhood Watch opportunity - need a resident to take the lead (Allen Katcher is resident working with LMPD that will assist in this endeavor should we wish to pursue.)**
- ▶ **If interested please email ODPHOA@gmail.com and the board will work with connecting the interested parties**
- ▶ **Crime Prevention Forum held by the LMPD 8th division**

**To be held May 21st from 10:30-12:30 at Northeast Christian Church
(9900 Brownsboro Road)**

See flyers at entrance/exit doorway

Shelbyhurst Development – University of Louisville



SHELBYHURST RESEARCH & OFFICE PARK
DEVELOPMENT DESIGN GUIDELINES & PATTERN BOOK

24 AUGUST 2015

UNIVERSITY OF
LOUISVILLE®
DEVELOPMENT COMPANY

RECEIVED

AUG 24 2015
PLANNING &
DESIGN SERVICES

ODP Shelbyhurst Committee

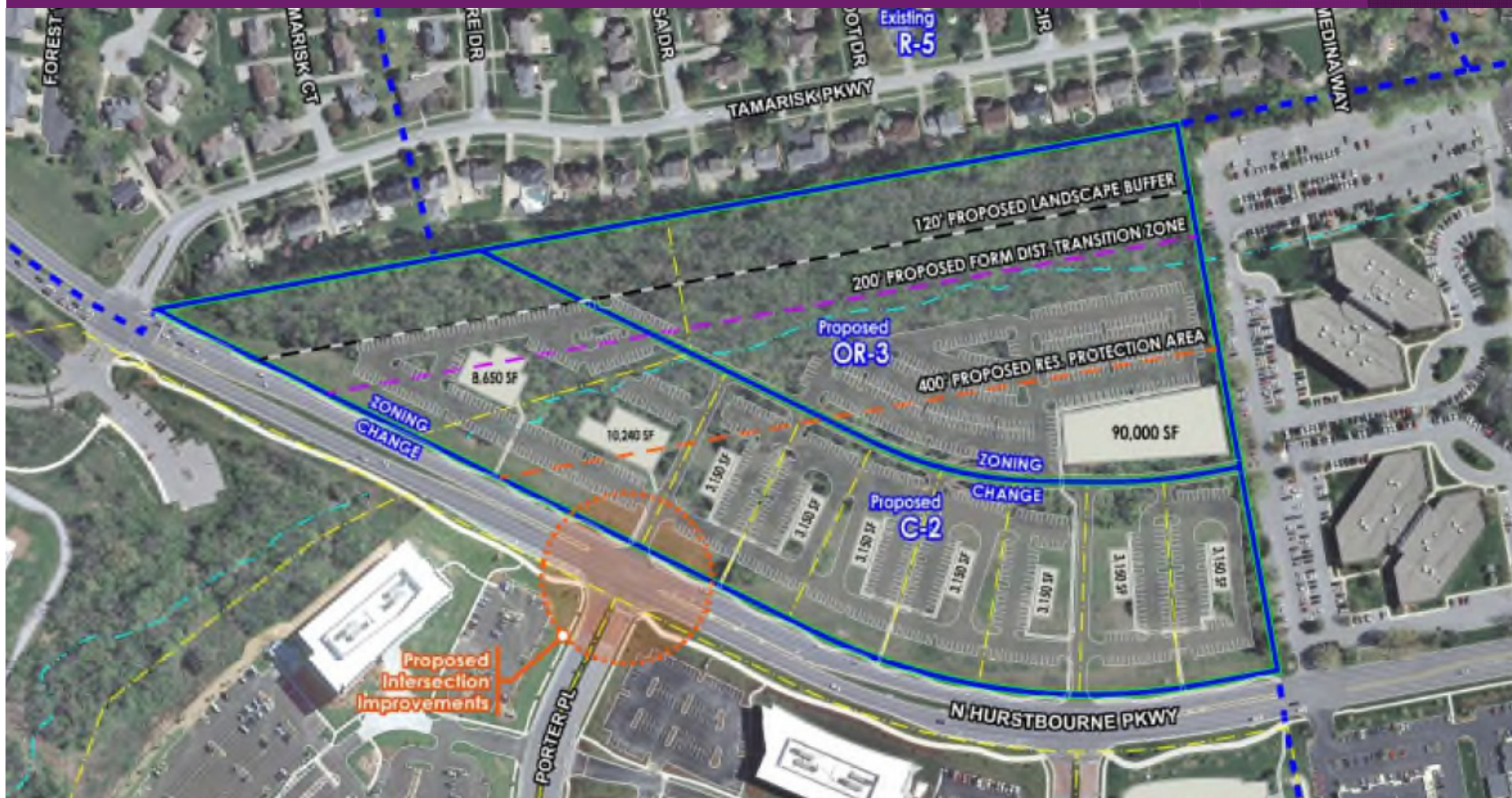
- ▶ **Stephen Tweed, Chair**
- ▶ **Andrew Davidson**
- ▶ **Stephanie Kharizanova**
- ▶ **Jane Kiefer**
- ▶ **Chris Morris**
- ▶ **Jon Schmidt**
- ▶ **Susan Walker**
- ▶ **Susan Drake – Board Representative**
- ▶ **Ralph Walz – Board Representative**





UNIVERSITY *of* LOUISVILLE FOUNDATION





Binding Elements

- ▶ **Property landscaping and preservation**
- ▶ **Traffic Patterns**
- ▶ **Commercial Section**
- ▶ **Office Section**
- ▶ **Safety & Security**
- ▶ **Construction**
- ▶ **Enforcement**



Commercial Section

- ▶ **NO Gasoline Stations or service businesses**
- ▶ **NO cell phone towers**
- ▶ **NO outdoor entertainment or Sound systems**
- ▶ **Limited Hours of Operation**
- ▶ **Limited Hours of deliveries and trash pick up**



Office Section



- ▶ **Building height limited to 3 stories**
- ▶ **Parking lot lights down-pointing**
- ▶ **No lighting on ODP side of building**
- ▶ **Evergreen site and sound barrier**

First Section to be re-zoned - Shelbyville Road



No word on new timing for Hurstbourne Section

?

?

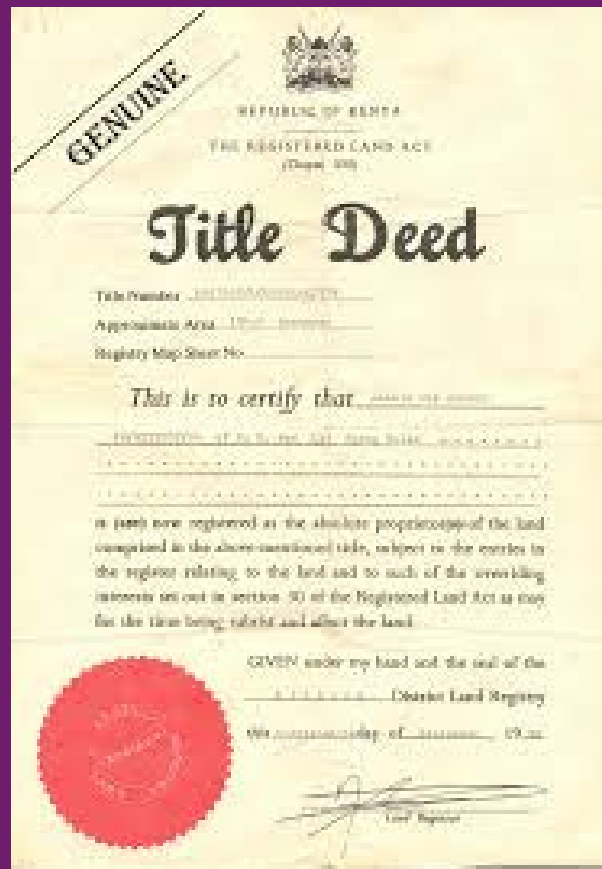
Questions?

?

?

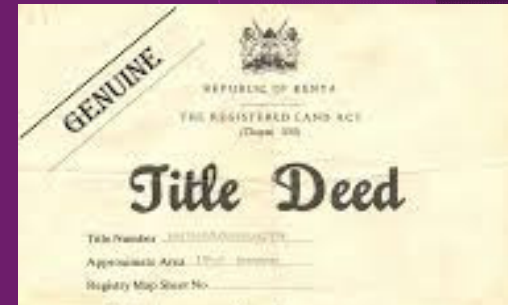
?

Deed Restrictions



Our Most Challenging Role as a Board

Deed Restrictions



- ▶ **Five Sections of ODP**
- ▶ **Five slightly different sets of deed restrictions with different renewal dates**
- ▶ **There have been issues in the past with interpretation and enforcement**
- ▶ **Your New Board is committed to improving the value of your property by enforcing Deed Restrictions**

Biggest Issues

- ▶ **Fences**
- ▶ **New Construction**
- ▶ **Lawn Care**
- ▶ **Parking**



Deed Restriction Review Process

- 1. Homeowner submits request to Board in writing**
ODPH0A@gmail.com
- 2. Request reviewed by Area Representative and Construction Review Committee**
- 3. Recommendation to Full Board for a vote**

?

?

Questions?

?

?

?

Home Owners Association Dues

Home Owners Association Dues

- ▶ **Current annual dues - \$100**
- ▶ **Approved May 22, 2008**
- ▶ **At 100% payment rate, total dues collected is \$29,000**
- ▶ **This year we collected several dues for homes that were multiple years in arrears.**
- ▶ **Current outstanding dues include 1 home which is in foreclosure, 2 homes which owe this current year plus fees, and 1 home which simply owes late fees due to payment of dues in NOV.**

Financials - 3 year view

	2013- 2014	2014- 2015	2015- 2016 (proj)
Dues Collected	\$ 30,468	\$ 29,958	\$ 31,914
Utilities	\$ 14,172	\$ 14,657	\$ 15,400
Landscape	\$ 11,745	\$ 11,287	\$ 9,980
Ins,Tax,License	\$ 2,213	\$ 1,774	\$ 1,980
Snow Removal	\$ 4,335	\$ 1,400	\$ 1,675
Repairs	\$ -	\$ 325	\$ 2,100
Legal	\$ -	\$ -	\$ 3,000
Other	\$ 2,101	\$ 2,048	\$ 2,337
Total Expenses	\$ 34,565	\$ 31,492	\$ 36,472
Deficit / Surplus	\$ (4,098)	\$ (1,534)	\$ (4,558)

**Over the past three years,
expenses have exceeded dues
collected by \$10,190
which has reduced our cash reserve.**



Reserve Needs

- ▶ **Dues are for the July 1 – June 30 period**
- ▶ **Dues are collected throughout July and often into August with a portion collected in later months**
- ▶ **Spending patterns call for higher water, landscaping and insurances expenses in summer months**
- ▶ **Average cash outlay for the 4 months of the fiscal period (July – October) is \$13,000**
- ▶ **To maintain a positive cash flow, minimum reserve on June 30th therefore should be at least \$13,000 to allow payment of the next few months expenses while collecting current years dues.**
- ▶ **Additionally, we should have some amount for unanticipated expenses such as high snow removal costs in a given year.**

2016-2017 Projections

	2016 (\$100)	2017 (\$160)
▶ Dues Collection	\$31,914	\$46,400
▶ Utilities	\$15,400	\$16,200
▶ Landscape & Irrigation	\$ 9,980	\$13,800
▶ Repairs	\$ 2,100	\$ 2,000
▶ Insurance, Tax, License	\$ 1,980	\$ 2,100
▶ Snow Removal	\$ 1,675	\$ 3,000
▶ Legal	\$ 3,000	\$ 5,000
▶ Other	\$ 2,337	\$ 1,825
▶ Total Expenses	\$36,472	\$43,925
▶ Deficit / Surplus	\$ (4,558)	\$ 2,475
▶ Cash in bank June 30	\$21,902	\$24,377

Landscape & Irrigation Expenses

▶ 2013 – 2014	\$11,745
▶ 2014 – 2015	\$11,287
▶ 2015 – 2016 (proj)	\$ 9,980
▶ 2016 – 2017 (budget)	\$13,800

Dues Proposal:

**Increase annual dues from
\$100.00 to \$160.00**



?

?

Questions?

?

?

?

Nomination of Officers and Directors

Current Officers and Directors

- ▶ **President –
Brett Garvey**
- ▶ **Vice President -
Colleen Balderson**
- ▶ **Secretary -
Michelle Morris**
- ▶ **Treasurer –
Susan Drake**
- ▶ **Area 1 Rep -
Jaarad Taylor**
- ▶ **Area 2 Rep -
Karen Garner**
- ▶ **Area 3 Rep -
Ralph Walz**
- ▶ **Area 4 A Rep -
Jerry Klopfenstein**
- ▶ **Area 4 B Rep -
Stephen Tweed**

Nomination of Officers and Directors

- ▶ **All officers and directors have agreed to additional year of service, except section 4A rep Jerry Klopfenstein (resigning after several years of service).**
- ▶ **Michelle Morris is serving as Secretary for remaining term in place of Liddell Vaughn**
- ▶ **Open floor for nominations**

Volunteer Opportunities

- ▶ **Board of Directors**
- ▶ **Halloween Party**
- ▶ **Christmas Decorations**
- ▶ **Web site – better solution vs the neighborhood link website**
- ▶ **Neighborhood Watch**
 - **handout information available**
 - **need a neighbor to take lead**

Announcements?



SUPPORT SLIDES FOLLOW

Deficit / Surplus by year

2002/2003	-\$1,825		2009/2010	-\$3,977
2003/2004	\$435		2010/2011	\$3,706
2004/2005	\$394		2011/2012	-\$1,489
2005/2006	\$4,666		2012/2013	\$2,648
2006/2007	-\$5,844		2013/2014	-\$4,098
2007/2008	-\$2,370		2014/2015	-\$1,534
2008/2009	12,289	<←-- New increased dues rate of \$100/yr	2015/2016 (proj)	-\$4,558

Cash in Bank History

Cash in Bank on June 30th

2002	\$23,458		2009	\$31,203
2003	\$21,633		2010	\$27,225
2004	\$22,068		2011	\$30,932
2005	\$22,462		2012	\$29,444
2006	\$27,129		2013	\$32,091
2007	\$21,285		2014	\$27,994
2008	\$18,914		2015	\$26,460