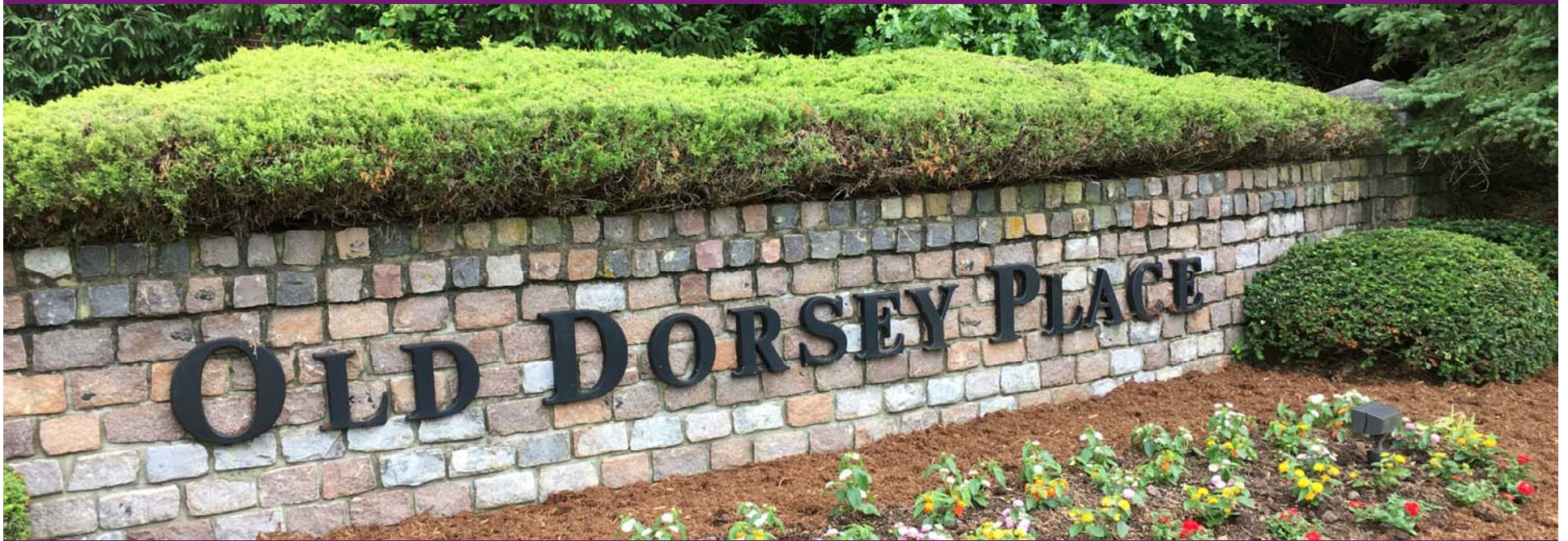


Home Owner's Association



Annual Meeting – June 12, 2017
University of Louisville Shelby Campus

Agenda – June 12, 2017

- ▶ **Introduction of Officers / Directors**
- ▶ **Approval of 2016 Meeting Minutes**
- ▶ **Office of Councilwoman Marilyn Parker
Steve Haag (Republican Caucus Director)**
- ▶ **Neighborhood Maintenance Activities**
- ▶ **Deed Restrictions**
- ▶ **Financial Position**
- ▶ **Nomination of Officers and Directors**

Approval of JUNE 2017 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 on table

**Republican Caucus Director –
Steve Haag**

**on behalf of
District 18**

Councilwoman Marilyn Parker

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Questions?

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Neighborhood Maintenance Activities - current

► Landscape

Removal of Ash trees (Dorsey Way)

= \$2000

Addition of many bushes/trees/flowers

= \$4500 (\$3500 in materials)

**11 boxwoods, 7 junipers, 5 china girl holly,
3 taxus densiformis, 2 little gem magnolia,
2 poschino cherry, 1 japanese maple, 1 kv plum**



Dorsey Way entrance:
large bush / tree removed;
seasonal flowers at both entrances

Dorsey Way entrance:
ash trees removed & new trees planted



Winged foot Ct bushes / tree planted



Neighborhood Maintenance Activities - future

- ▶ **Sidewalks**
- ▶ **Street paving**
- ▶ **Brick Wall Repair (Hurstbourne Pkwy)**
- ▶ **Stop Sign post painting**

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Questions?

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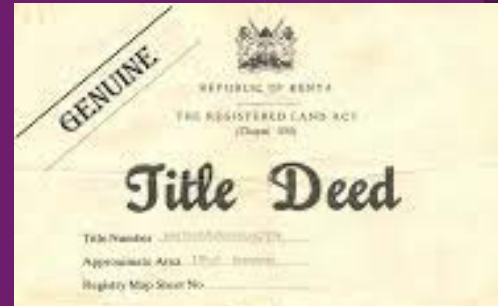
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Deed of Restrictions



Our Most Challenging Role as a Board

Deed of Restrictions



- ▶ **Every homeowner, upon acquiring their property, accepted the covenants that run with the land which are the Deed of Restriction**
- ▶ **There have been issues/difficulties in the past with interpretation and enforcement (reminder that the BOD are also your neighbors)**
- ▶ **The Current Board is committed to doing our part to maintain the value of your property by enforcing Deed Restrictions**

Biggest Issues / Concerns

▶ Exterior Improvements

Fences

Deck addition

Room addition

Other new construction

Mailbox replacement

▶ Landscaping

Lawn Care

Landscape maintenance

Removal of trees

▶ Parking of Trailers, RV, Boats, broken down / inoperable cars

Deed Restriction Review Process

- 1. Homeowner submits request to Board**
via email: ODPH0A@gmail.com
via USPS: PO Box 43966, 40253
via phone: direct contact to area rep
- 2. Request reviewed by Area Representative and Construction Review Committee**
- 3. Recommendation to Full Board for a vote**

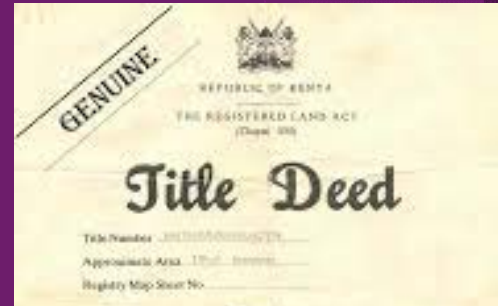
2016-2017 Update – Deed Restriction activities

- 1. 16 items submitted for approval**
- 2. 2 homeowners reminded to submit project for approval**
- 3. 1 request denied**
- 4. 1 request redefined for approval**
- 5. 3 special meetings regarding 2 of the submissions; the rest were handled via email approvals**
- 6. 3 letters to 3 homes asking to correct a concern**

Deed of Restrictions

- **Five/Six Sections of ODP**
with slightly different wording on a few
items and different renewal dates

(One Example: 3 inch tree vs 3 inch diameter tree.)



Section 1 = 77 homes
JUL 1978 / JUL 2018

Section 2 = 78 homes
MAR 1981 / MAR 2021

Section 3 A & B = 68 homes
NOV 1985 / NOV 2025

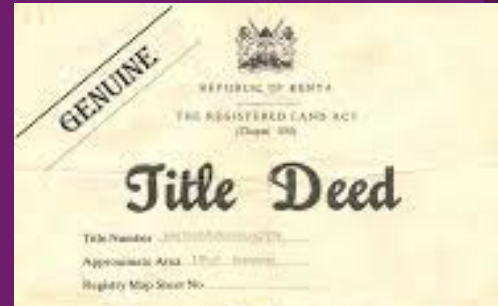
Section 4A = 41 homes
MAY 1987 / 2017/2027

Section 4B-1 = 11 homes
NOV 1990 / 2020

Section 4B-2 = 15 homes
NOV 1990 / 2020

Deed of Restrictions

Future state



- ▶ **Work towards getting all residents on one set of restrictions (likely using the last drafted version)**
- ▶ **Solicit input of concerns to be addressed in revised / updated set of deed of restrictions that would cover issues that are current to today's environment**

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Questions?

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2016-2017 – Other Activities Update

- 1. 2016 Summer Kona Ice truck -donated by resident**
- 2. 2016 Fall Event held in Winged Foot Court: Several homes participated in chili cook-off and a pumpkin decorating contest. Resident covered cost of balloon artist. Planning committee had lots of activities for kids and Middletown Fire truck came for a visit. Large turnout of families and adults. ODP used funds received for late fees and interest to cover expenses for a few misc items for activities = \$227.35**
- 3. 2016 Christmas Lights - donations from residents paid for prizes for neighborhood contest, ODP HOA purchased new lights and decorations for entrances = \$850**
- 4. 2017 JUNE All resident party
– pot luck, no expense to ODP HOA**

Home Owners Association Dues

- ▶ **2016 / 2017 annual dues remain \$160**
- ▶ **4 currently still outstanding: 1 home which is in bankruptcy, 2 homes which owe current year plus fees, and 1 home with partial amount due of \$62**
- ▶ **A total of 60 reminder notices were mailed to 37 households**

Financials - 3 year view

	2014- 2015 Dues \$100	2015- 2016 Dues \$100	2016- 2017 Presented MAY 2016 Dues \$160	2016- 2017 (projected) Dues \$160
Dues Collected	\$ 29,958	\$ 32,406	\$ 46,400	\$ 46,940
Utilities	\$ 14,657	\$ 15,330	\$ 16,200	\$ 15,736
Landscape	\$ 11,287	\$ 9,976	\$ 13,800	\$ 17,967
Ins,Tax,License	\$ 1,774	\$ 1,965	\$ 2,100	\$ 2,102
Snow Removal	\$ 1,400	\$ 1,675	\$ 3,000	\$ 313
Repairs	\$ 325	\$ 2,100	\$ 2,000	\$ 0
Legal	\$ -	\$ 2,000	\$ 5,000	\$ 500
Other	\$ 2,048	\$ 2,334	\$ 1,825	\$ 1,506
Total Expenses	\$ 31,492	\$ 35,380	\$ 43,925	\$ 38,124
Deficit / Surplus	\$ (1,534)	\$ (2,974)	\$ 2,475	\$ 8,816

2017-2018 Projections

	2016-2017 Projected	2017-2018 Proposed
Cash Collection (Dues, etc)	\$ 46,940	\$ 46,400
Utilities	\$ 15,736	\$ 16,525
Landscape	\$ 17,967	\$ 16,000
Ins, Tax, License	\$ 2,102	\$ 2,500
Snow Removal	\$ 313	\$ 2,500
Repairs	\$ 0	\$ 2,000
Legal	\$ 500	\$ 4,000
Other	<u>\$ 1,506</u>	<u>\$ 2,500</u>
Total Expenses	\$ 38,124	\$ 46,025
Deficit / Surplus	\$ 8,816	\$ 375
Balance in Bank June 30	\$ 32,302	\$ 32,677

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Questions?

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Volunteer Opportunities

- ▶ **Board of Directors**
- ▶ **Fall / Halloween Party**
- ▶ **Christmas Decorations**
- ▶ **Spring / Summer Party**
- ▶ **Sponsorship for any event**
- ▶ **Web site – better solution vs the neighborhood link website**
- ▶ **Neighborhood Watch**
 - **need a neighbor to take lead**
 - **reminder to lock cars, illuminate house**
 - **reminder to use Facebook, Nextdoor.com**

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
(resigning)**
- ▶ **Area 3 Rep -
Ralph Walz**
- ▶ **Area 4 A Rep -
Matthew Wilkinson**
- ▶ **Area 4 B Rep -
Stephen Tweed**

Nomination of Officers and Directors

Announcements?



SUPPORT SLIDES FOLLOW

Expense Analysis

shows that our expenses in total since 2002/2003 fiscal year have averaged an increase of 3% annually

**with 290 homes, each \$3.45 in HOA dues
results in \$1000 extra HOA cash collected**

	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Expenses	23,020	24,000	25,581	26,941	26,225	26,300	26,441	30,674	30,022	27,787	34,565	31,492	35,380	38,124	46,025
		est				est								Proj	Proj
% change	-8%	4%	7%	5%	-3%	0%	1%	16%	-2%	-7%	24%	-9%	12%	8%	20%
if 3% inc/yr	25,676	26,447	27,240	28,057	28,899	29,766	30,659	31,579	32,526	33,502	34,507	35,542	36,608	37,706	38,837

2017 / 2018 adds in snow removal at \$3k (2016/2017 was only \$313) and adds \$4k for legal (none in 2016/2017).

Cash in Bank History

Cash in Bank on June 30th

2002	\$23,458		2010	\$27,225
2003	\$21,633		2011	\$30,932
2004	\$22,068		2012	\$29,444
2005	\$22,462		2013	\$32,091
2006	\$27,129		2014	\$27,994
2007	\$21,285		2015	\$26,460
2008	\$18,914		2016	\$23,489
2009	\$31,203		2017 (est)	\$32,302
			2018 (est)	\$32,677

Deficit / Surplus by year

2002/2003	-\$1,825		2010/2011	\$3,706
2003/2004	\$435		2011/2012	-\$1,489
2004/2005	\$394		2012/2013	\$2,648
2005/2006	\$4,666		2013/2014	-\$4,098
2006/2007	-\$5,844		2014/2015	-\$1,534
2007/2008	-\$2,370		2015/2016	-\$2,974
2008/2009	\$12,289 Dues increased to \$100 starting in this fiscal year		2016/2017 (proj) Dues increased to \$160 starting in this fiscal year	\$8,816
2009/2010	-\$3,977		2017/2018 (proj)	\$375

Snow removal by year

2002/2003	Do not have detail		2010/2011	\$2125
2003/2004	Do not have detail		2011/2012	\$635
2004/2005	Do not have detail		2012/2013	\$400
2005/2006	Do not have detail		2013/2014	\$4335
2006/2007	Do not have detail		2014/2015	\$1400
2007/2008	Do not have detail		2015/2016	\$1675
2008/2009	Do not have detail		2016/2017 (proj)	\$313
2009/2010	\$2835		2017/2018 (proj)	\$3000