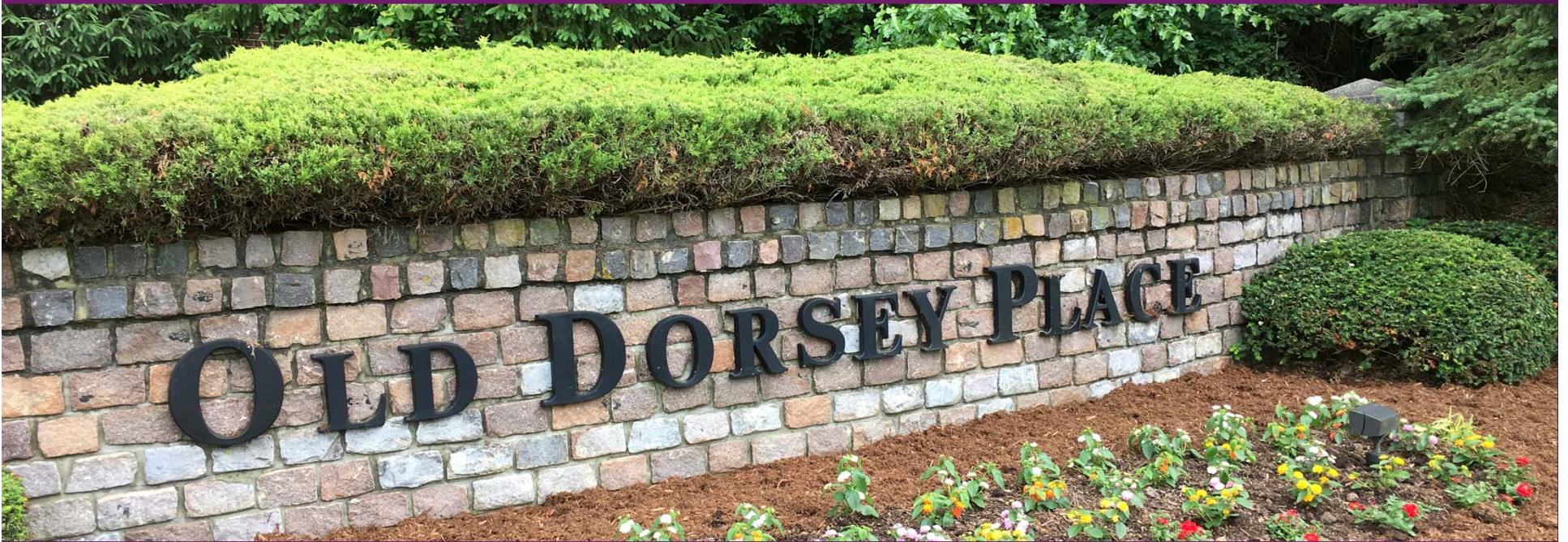


# Home Owner's Association



Annual Meeting – May 23, 2018

# **Agenda – May 23, 2018**

- ▶ **Introductions**
- ▶ **Councilwoman Marilyn Parker**
- ▶ **Elizabeth Jeffries on behalf of Maryhurst**
- ▶ **Approval of 2017 Meeting Minutes**
- ▶ **Deed Restrictions – Current / Future**
- ▶ **Neighborhood Maintenance – now / later**
- ▶ **Other projects / activities**
- ▶ **Financial Position**
- ▶ **Nomination of Officers and Directors**



# **INTRODUCTIONS**

## **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 –  
Jeff Gapen**
- ▶ **Area 3 Rep -  
Ralph Walz**
- ▶ **Area 4 A Rep -  
Matthew Wilkinson**
- ▶ **Area 4 B Rep -  
Stephen Tweed**

# **Councilwoman Marilyn Parker**

## **THANK YOU**

- **Dorsey Way to Forest Green  
condos gate resolution**
- **Funds assistance to address  
sidewalk safety concerns  
(shaving performed)**

**Councilwoman Marilyn Parker**

**District 18**

# Maryhurst

- **Daring to imagine communities free of abuse and filled with hope for every child and family.**

# **Approval of MAY 2018 Meeting Minutes**

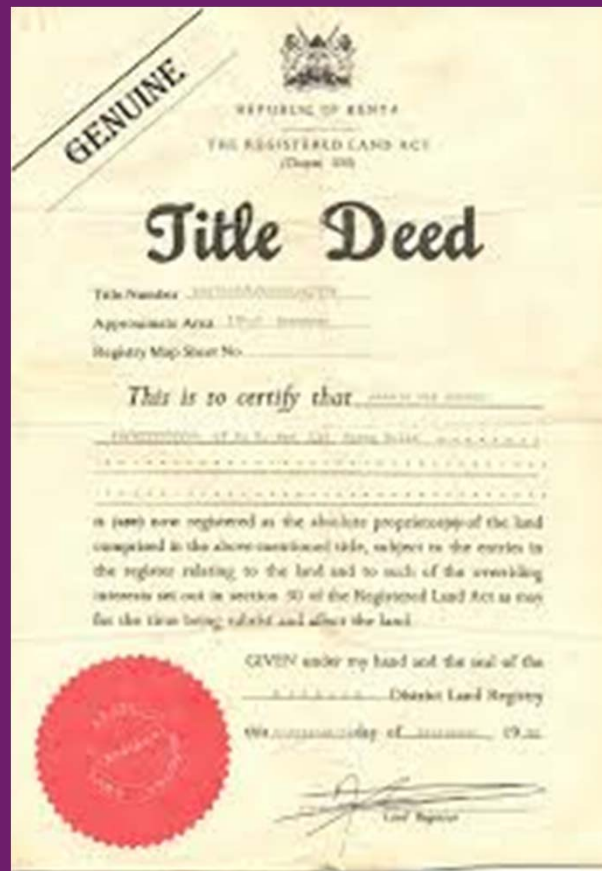
**Minutes are posted on website:**

**[www.olddorseyplace.com](http://www.olddorseyplace.com)  
under Pages & Links**

**a few copies are available on table**



# 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**

# **Recent Issues / Concerns**

## **Deed Restriction Items**

- ▶ **Fence installation, tree removal**

## **Non Deed Restriction items**

- ▶ **Parking of cars**

**Street parking overnight / several nights**  
**If parking on the street, please try not to**  
**park directly across from a driveway**

- ▶ **Loose Dogs / Cats**

**Metro Louisville leash law**

**Reminder to pick up animal waste**

- ▶ **Dog noise nuisance (excessive barking)**



# **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**  
**Most items approved / addressed within 1week; response promised w/in 2 weeks**

# 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 / 2008 / 2018

Section 2 = 78 homes  
MAR 1981 / 2011 / 2021

Section 3 A & B = 68 homes  
NOV 1985 / 2015 / 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 (75% approval needed)**
- ▶ **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**
- ▶ **Board will be seeking legal assistance in managing this change**



?

?

# Questions?

?

?

?

# Neighborhood Maintenance

## Activities - current

### Landscape

- ▶ **Last year: Removal of Ash trees (Dorsey Way) and addition of many bushes/ trees/ flowers (11 boxwoods, 7 junipers, 5 china girl holly, 3 taxus densiformis, 2 little gem magnolia, 2 poschino cherry, 1 japanese maple, 1 kv plum)**
- ▶ **This year: trimmed burning bushes in island of Dorsey Way entrance, enhanced mulching, more annuals planted this year, pre-emergent in all flower beds, weed killer common lawn areas**

### Maintenance

- ▶ **Sidewalks – shaving to address safety concerns**
- ▶ **New LED lights for Dorsey entrance**
- ▶ **New GFIs (due to being inoperative)**
- ▶ **Lou/MSD water meters for sprinkler system (leaking)**
- ▶ **Sprinkler nossle maintenance / adjustment**

# Neighborhood Maintenance Activities - future

- ▶ **Street paving (Metro Louisville responsible)**

**Summer 2018: Tamarisk Pkwy - Hurstbourne to Elsmere**

**Summer 2019: Tamarisk Pkwy - Elsmere to Dorsey**

**UNKNOWN: Metro acknowledges that Elsmere Circle is worse than Tamarisk but they do not have it scheduled and there are currently no Metro funds available. ODP BOD will continue to address with Metro / M. Parker.**

**Residents are encouraged to do the same.**

- ▶ **Brick Wall Repair (Hurstbourne Pkwy)**

- ▶ **Street signs incl. Stop signs painting (posts and signage)**

- ▶ **New entrance signage. Research and Quotes obtained / being reviewed for possible new signage at entrances. Looking to update / upgrade appearance.**



# 2017-2018 – Other Activities Update

1. Gate / Access to Condos at end of Dorsey Way (residents expressed concern and contacted M. Parker office; BOD followed up on same; M. Parker office came to last meeting and addressed concern and assisted in resolution)
2. DIRECTORY – published in JAN 2018 partially supported by resident sponsorship.  
*Please consider supporting the resident sponsors.*  
*Please respect everyone's privacy and do not use the information for your own personal business activities.*
3. MailChimp email list – test email sent in March; also on May 14 a notice regarding this meeting was sent. If you did not receive, please email to be included. If we can connect to people via email it will eliminate the time/effort/expense to place fliers in paperboxes.
4. Website – new website is being built internally; anticipate it going live by the end of the summer. Currently it is supported by the neighborhood link platform. [www.OldDorseyPlace.com](http://www.OldDorseyPlace.com)
5. Old Dorsey Place is also on Facebook and Nextdoor.com.  
Email [ODPHOA@gmail.com](mailto:ODPHOA@gmail.com) for more information.

# **2017-2018 – Social Activities Update**

- 1. 2017 June gathering at Susan & Steve Drake's (hosted since 2012 - need someone else to host in summer of 2018); past events have been pot luck, no expense to ODP HOA**
- 2. 2017 Fall Event held in Winged Foot Court: Several homes participated in chili cook-off and a pumpkin decorating contest. 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 collected as late fees and interest to cover expenses for a few misc items for activities = \$232.15**
- 3. 2017 Gingerbread decorating event held at Holsopple Brewing Co in Lyndon (resident allowed use of facility at no charge)**
- 4. 2017 Christmas Lights - donations from residents paid for prizes for neighborhood contest, ODP HOA purchased a few new decorations for entrances = \$180**

?

?

# Questions?

?

?

?



# **Home Owners Association Dues**

- ▶ **4 currently still outstanding for current year:**

**2 homes owe current yr plus fees,  
1 home owes only late fee/interest,  
1 home bankruptcy process**

- ▶ **Total late fees/interest collected \$1,077.35**

**A total of 61 reminder notices were mailed  
to 25 households (8.5% of residents)**

**25 households paid late (with late fees)**

**2 of those was 1 year in arrears**

- ▶ **2018 / 2019:**

**annual dues to remain \$160**

# **Key JUL 2017 - JUN 2018 Expenses**

- ▶ **Sidewalk repair \$5305, partially offset with funds of \$1655 from Lou Metro Neighborhood Development Fund with assistance from Marilyn Parker**
- ▶ **Insurance – rec'd 5 different quotes in which all were greater than current policy, except State Farm special policy for HOAs**

**Current Policy was \$2087 paid in NOV 2016, quoted \$2200 for NOV 2017**

**New Policy \$542 paid in NOV 2017 – reduction of approximately \$1650**

# Financials - 3 year view

	2015- 2016 Dues \$100	2016- 2017 Dues \$160	2017- 2018 Presented MAY 2016 Dues \$160	2017- 2018 (projected) Dues \$160
<b>Dues Collected</b>	\$ 32,406	\$ 46,941	\$ 46,400	\$ 49,359
				<i>Incl metro funds</i>
<b>Utilities</b>	\$ 15,330	\$ 15,745	\$ 16,525	\$ 16,423
<b>Landscape</b>	\$ 9,976	\$ 16,307	\$ 16,000	\$ 14,461
<b>Ins.Tax.License</b>	\$ 1,965	\$ 2,103	\$ 2,500	\$ 572
<b>Snow Removal</b>	\$ 1,675	\$ 314	\$ 2,500	\$ 1,898
<b>Repairs</b>	\$ 2,100	\$ 0	\$ 2,000	\$ 6,200
<b>Legal</b>	\$ 2,000	\$ 0	\$ 4,000	\$ 2,000
<b>Other</b>	\$ 2,334	\$ 514	\$ 2,500	\$ 2,053
<b>Total Expenses</b>	\$ 35,380	\$ 34,983	\$ 46,025	\$ 43,607
<b>Deficit / Surplus</b>	\$ (2,974)	\$ 11,958	\$ 375	\$ 5,752

# 2018-2019 Projections

	2017-2018 Projected	2018-2019 Proposed
<b>Cash Collection (Dues, etc)</b>	<b>\$ 49,359</b>	<b>\$ 46,240</b>
<b>Utilities</b>	<b>\$ 16,423</b>	<b>\$ 17,490</b>
<b>Landscape</b>	<b>\$ 14,461</b>	<b>\$ 12,500</b>
<b>Ins, Tax, License</b>	<b>\$ 572</b>	<b>\$ 650</b>
<b>Snow Removal</b>	<b>\$ 1,898</b>	<b>\$ 2,500</b>
<b>Repairs</b>	<b>\$ 6,200</b>	<b>\$ 8,000</b>
<b>Legal</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>
<b>Other</b>	<b><u>\$ 2,053</u></b>	<b><u>\$ 3,000</u></b>
<b>Total Expenses</b>	<b>\$ 43,607</b>	<b>\$ 46,140</b>
<b>Deficit / Surplus</b>	<b>\$ 5,752</b>	<b>\$ 100</b>
<b>Balance in Bank June 30</b>	<b>\$ 41,196</b>	<b>\$ 41,296</b>



# **Key notes regarding Financials / Dues:**

- ▶ **JUL – OCT expenses are approx 45% of total year**  
**(Insurance due OCT, landscape higher in these months)**
- ▶ **Desired bank balance would be 1 year of expenses**  
**\$45,000 - \$50,000**
- ▶ **Absolute Minimum bank balance must be 50% of a year of expenses**  
**\$20,000 - \$25,000**
- ▶ **When dues were increased for JUL 2016 – JUN 2017 they were calculated to be amount needed to simply cover expected expenses for the then upcoming fiscal year which included legal for UofL / NTS development**
- ▶ **Positive cash flow for the last 2 years are a result of expenses being lower than projected due to lower snow removal, no legal fees (UofL/ NTS expansion delayed), reduced Ins expense**
- ▶ **RISKS: Aging neighborhood will require additional maintenance in next few years, need for new deed restrictions will require legal costs, UofL/NTS development, and increase in expenses due to basic inflation**

# Current + 3 Year Projections

	2017-2018 Projected	2018-2019 Proposed	2019-2020 Projected	2020-2021 Projected
<b>Cash Collection (Dues, etc)</b>	\$ 49,359	\$ 46,240	\$ 46,400	\$ 46,400
<b>Utilities</b>	\$ 16,423	\$ 17,490	\$ 18,500	\$ 19,600
<b>Landscape</b>	\$ 14,461	\$ 12,500	\$ 13,600	\$ 14,700
<b>Ins, Tax, License</b>	\$ 572	\$ 650	\$ 700	\$ 750
<b>Snow Removal</b>	\$ 1,898	\$ 2,500	\$ 2,500	\$ 2,500
<b>Repairs</b>	\$ 6,200	\$ 8,000	\$ 8,000	\$ 6,000
<b>Legal</b>	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000
<b>Other</b>	\$ 2,053	\$ 3,000	\$ 3,100	\$ 3,200
<b>Total Expenses</b>	\$ 43,607	\$ 46,140	\$ 50,400	\$ 50,750
<b>Deficit / Surplus</b>	\$ 5,752	\$ 100	\$ - 4,000	\$ - 4,350
<b>Balance in Bank June 30</b>	\$ 41,196	\$ 41,296	\$ 37,296	\$ 32,946

# Dues Payments

- ▶ Now you can pay your dues electronically via the Zelle® app.
- ▶ email [ODPHOA@gmail.com](mailto:ODPHOA@gmail.com) and I can send a request for money to your email.
- ▶ From the resident side, it is easy and you don't have to mail a check.
- ▶ From the ODP side, this reduces my bank runs and also is free. Our bank limits the number of transactions in a month and each year we have the potential for a small service fee due to such limitation.
- ▶ If you pay before July 1<sup>st</sup>, I will not send via USPS mail the dues letter to you.
- ▶ You can also mail your dues via USPS to **PO Box 43966, Louisville, 40253** and if received before July 1<sup>st</sup>, you also will not be sent the dues request letter.

?

?

# Questions?

?

?

?



# **Volunteer Opportunities**

- ▶ **Fall / Halloween Party**
- ▶ **Christmas Decorations**
- ▶ **Christmas Party / kids event**
- ▶ **Spring / Summer Party**
- ▶ **Sponsorship for any event**
- ▶ **Website – continued maintenance**
- ▶ **Neighborhood Watch**
  - **need a neighbor to take lead**
  - **reminder to lock cars, illuminate house**
  - **reminder to use Facebook, Nextdoor.com**

# **Volunteer Opportunities**

▶ **Become a Board Member**

# Current Officers and Directors

- ▶ **President –  
Brett Garvey**
- ▶ **Vice President -  
Colleen Balderson**
- ▶ **Secretary -  
Michelle Morris**
- ▶ **Treasurer –  
Susan Drake**
- ▶ **Area 1 Rep -  
Jaarad Taylor  
(resigning)**
- ▶ **Area 2 Rep –  
Jeff Gapen**
- ▶ **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**

# Cash in Bank History

## Cash in Bank on June 30th

2002	\$23,458		2011	\$30,932
2003	\$21,633		2012	\$29,444
2004	\$22,068		2013	\$32,091
2005	\$22,462		2014	\$27,994
2006	\$27,129		2015	\$26,460
2007	\$21,285		2016	\$23,489
2008	\$18,914		2017	\$35,444
2009	\$31,203		2018 (est)	\$41,396
2010	\$27,225		2019 (est)	\$41,496

# 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 Dues increased to \$160 starting in this fiscal year	\$11,958
2009/2010	-\$3,977		2017/2018 (proj)	\$5,952



# Snow removal by year

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	\$313
2009/2010	\$2835	2017/2018	\$1898
2010/2011	\$2125	2018/2019 (budget)	\$2500