

The Pines Condominiums

Homeowners's Minutes

December 10, 2019

Meeting called to order by Julia at 6:40 p.m.

President: Julia Johnson	X	Treasurer: Maurice Hardy	X
Vice President: Sharon Colvin	X	Member at Large: Carl Buckman	absent
Secretary: Ramona Pitts	X	Property Management: Bill Haley	x

Ground Rules for the Meeting

- ❖ Julia discussed how each member of the board and the owners will be respectful of each other when discussing issues or concerns. This means that owners will be given a certain amount of time to talk.

Financials

- ❖ The Maurice Hardy opened the discussion and explained the Balance sheet from 11/30/2019. Everyone at the meeting received a copy of the Financials. He explained the Budget Comparison Standard with Code Sheet. This section of the budget is a breakdown of everything that the Pines spends. He also explained that if you are reading the current month operation section, it is divided into 3 columns Actual, Budget, and \$Var (the difference of what the money was budgeted and what was actually spent). If you see anything in parenthesis means that we were under budgeted. If is a whole number or not in parenthesis, then that means we were over budget. A new sheet was added by Kentucky Realty corp called the Pines Reserve Tracker for the last 5 years (2015-2019). If you need to see a copy of the report, check the information board in your building.
- ❖ Questions from the Owners:
 - They would like to see an audit done from an outside agency be reviewed.
 - Did the water company refunded us that was overcharged in the past?
Answer: Maurice was unable to see yet in the financials but sometimes will take awhile before it is refunded. He will continue to check.

Budget for 2020

- ❖ Julia (president) announced that the **association fees will stay the same!**

- ❖ **Bill Haley** explained that on the sheet that has the expenses, every category will stay the same for 2020. However, the information on the insurance may be up or down.
- ❖ Maurice will make a budget sheet that will be reader friendly(easy to read).
- ❖ **Questions/ requests from the Owners:**
 - **Owners** would like to have an outline of the projected projects that will be done of the 2020 year. Bill explained that monies for some capital projects(backflow value, or flooring) will be taken out of the Capital Reserves.
 - **Do you have a projection of projects going into the new year?**
 - Yes, the Reserve Study will give a 30 year maintenance plan for all large projects. The board will try to give an easy reading sheet that shows the projects. Julia or Bill Haley will put a copy of the report on our pines website.
 - **When will some of the small projects that make our community look bad be addressed?**
 - The board is currently reviewing some of the issues that an owner took pictures and presented to the board.
 - According to Bill Haley, the following things that have been repaired: gutters, roof shingles, potholes, some downspouts. He will continue to check on problems with building 1,6 concerning the gutters and downspouts which appeared needed to be cleaned. A plumber has surveyed.
 - It was suggested that Ky Realtor create a spreadsheet /activity log that says the name of the project, problem, who will fix it, date, time.
 - **How much money has the board added to the reserve within the last 5 years?**
 - Some of the money comes from the CDs and some have been rolled over.
 - A motion was made by Shirley O'Toole to have **an independent audit** of the last 5 years. It was second by Mark Lage(an owner). Julia called for a vote from the board and owners in attendance and it was **all agreed** to have an audit started by March 2020.
 - It is the owner's responsibility to **replace windows** within their unit. It also must be presented to the board before completing this process.

Nominations for board members 2020

- ❖ **Robin Metcalf and Shirley O'Toole** volunteered to serve on **the nominating committee** and were approved by the Pines board.
- ❖ The following nominees were present and made a brief statement as to why they wanted to serve on our Pines Board:

- Patricia Ray
 - Maurice Hardy (currently serving as the treasurer)
 - Mark Lage
 - Sharon Colvin (currently serving as the vice-president)
 - Lanette Ciresi
 - The floor was opened for other nominees but none were present.
- ❖ Please check your mail for a flyer that has a picture of the nominees and they will explain why they want to serve on our board.

❖ **THE VOTING PROCESS**

- Owners can nominate themselves or someone else. A place for **write in votes** will be on the ballots.
- VOTING PACKETS will be mailed, by Kentucky Realty, to all unit owners.
- Only one vote per unit is allowed.
- Your ballot and proxy votes are **to be mailed** or **hand delivered** to our secretary, Ramona Pitts, **NO LATER** than the opening of the Annual meeting, scheduled for **January 14, 2020**. Look for the secretary's address in the packet for the mailed returns.
- A **secured ballot box** will be placed in the foyer of the clubhouse.
- The ballots will be opened and counted at the Annual meeting scheduled for **TUESDAY, JANUARY 14, 2020 at 6:30 pm**.
- The 4 highest vote counts will be announced as the new directors serving in 2020.
- You will be nominating DIRECTORS, not positions.
- The positions will be decided between the 7 directors, by unanimous vote, after the election has been certified at the Annual meeting on January 7, 2020.

Master Deed and bylaws changes

- ❖ More discussion is needed to change the bylaws.
 - The master deed committee will be meeting on **Tues. January 21, 2020 at 6:30 pm**.

Other Information/Concerns

- ❖ Ms. Owens requested handicap parking in building 6. The board will follow-up with the request.
- ❖ Dryer vents- all dryer vents should be maintained in each unit. The board will look into the maintenance of the outside dryer vents each building.
- ❖ Please send concerns or comments about issues on the Gmail account.

❖ **What are the steps to reporting a maintenance issue?**

- You can call Kentucky Realty(502-473-7269),or for emergency related issues (502) 473-0003
- go to the gmail webpage: thepines40218@gmail.com

Meeting was adjourned at 7:50.