

Autumn Ridge Homeowner's Association Board Meeting

August 4, 2014 @ 6:00pm
EMG Management Services, LLC Office
141 Prosperous Place, Suite 21B
Lexington KY 40509

MINUTES OF July 9, 2014 Meeting

Board Members Present: Linda Thacker, Terri Carpenter, Harold Taylor, Christine Andres, Patrick Johnston

Absent: None

Quorum Present: Yes

Proceedings: Meeting was called to order at 6:00pm.

Approval Of Minutes: June 2, 2014 minutes were distributed and approved.

EMG Management Services Staff Present – Edwin Gibson, Daniel Hannah

Guest: None

Reports: Financials

- Discussed financial spreadsheets
- Discussed fees
 - o Oversight of lake-owner dues
 - o Late fees
 - o Annual fees have been sent to bank for processing of invoices

Old Business:

- Landscape
 - o Pheasant Run is progressing
- Storm Stream Relocation
 - o Updated by Edwin
- Todd's Road Widening Project
 - o Golf Course Dams blocking water
 - o New measurements for elevations of flooding
 - o Ad Hoc Committee to follow this project will be headed by Christine Andres
 - This required a motion. Moved by Harold, seconded by Terri and the motion was approved.
 - Christine will solicit members for the committee
 - Committee will address following issues:
 - Fence along Todd's Road
 - Flood Plain in Golf Course
 - Landscaping between Todd's Road and Fence

New Business:

- Election of Officers
 - o President - Linda
 - o Vice President - Patrick
 - o Secretary (Rotating) - Harold and Terry
- Lake
 - o Suggestions were offered for front of lake (i.e. fence, re-purpose stone from front entrance)
 - o Terri wants a document sent to all Homeowners about lake restrictions
 - o Patrick moved to have legal interpretation by a qualified real estate attorney of 1997 document clarifying what is an owner and who has access to the lake. Christine seconded the motion. Motion passed 4-1. Several board members requested that legal fees be for \$500 or less. No motion was made. Edwin did not think he could get a legal opinion for less than \$500.
- Street Trees
 - o Was advised that they can be found on the ARHOA website.
- Truck Traffic on AR Drive
 - o Still receiving some complaints but at this point there is nothing that can be done to enforce any restrictions as AR is a public street. Several board members continued to voice displeasure at the developer for breaking his promise of exiting out Brighton East onto Todd's Road.
- Bid was submitted for \$750 to remove trees from across creek behind Doe Meadow Court. The bid was rejected and Board Member Johnston advised he would remove the Tree(s) free to assist with the legal fees payment for the lake owner interpretation.

Adjourned: 7:30pm

Next directors meeting date: October 6, 2014, 6 pm.

Meeting location: EMG Management Services

Respectfully submitted:

Patrick R. Johnston, Vice President-Past Secretary