

Annual Minutes of the Autumn Ridge Homeowners Association

Meeting: Board of Directors of the Autumn Ridge Homeowners Association and Homeowners

Time: Wednesday, June 30, 2010, at 6:30 p.m.

Location: Crossroads Christian Church, Lexington, KY

Meeting was called to order at 6:30 p.m. Chris Jones, President, announced a quorum was achieved for the first time in years. We needed 25% of members present to have a quorum and we had over 30% of our association attending. Wonderful!

Speaker: Councilman, Kevin Stinnett

- Update on intersection of Todds Road and Man 'O War
- Discussion of Todds Road expansion to include Autumn Ridge
- Most tickets that are given in Autumn Ridge were to people who live in our neighborhood.
- Call councilman with your concerns at 258-3225.

Speaker: Police Officer, Steve Gaunce - Heads Neighborhood Watch Program

- Tire slashing - one incident with 4-5 juveniles causing the problems - problem solved.
- Thefts from vehicles in neighborhood are citywide. Usually starts when UK starts.
- The #1 thing to do to prevent theft is lock your car doors. Items thieves are looking for are car stereos, money and GPS's. Don't leave your GPS's out in plain view or coins in your ashtray that are visible.
- Neighborhoods are safer that have a neighborhood watch program.
- If you call for a policeman they will come. Call 258-3600 or 311 for non-emergency calls. Call 911 for emergency calls.
- There are gangs in Lexington, however, they are scattered throughout the city.

Discussion Items:

- Insurance Policy for Autumn Ridge was reviewed and the report is clean and good for our association.
- All checks have to be signed by Edwin and a board member to be cashed.
- Minutes approved.

EMG Management Summary:

- Mailed the association a balance sheet with budgets and proposed budgets
- Asked if anyone had questions about numbers on balance sheet.
- We do not carry debt from the beginning of time. We write it off at some point. We place liens, late fees and fines on property when someone does not pay their fees. Autumn Ridge is in good standing. Most all homeowners pay their fees.
- We only have one fee a year for the Autumn Ridge Neighborhood Association.
- Sometimes we are able to collect late fees from homeowners who have not paid their dues unless they claim bankruptcy and it is included as part of their bankruptcy. We stop at liens, because the association ends up paying too much money for lawyer fees, especially when a homeowner claims bankruptcy. Sometimes we get money when someone claims bankruptcy, but very often not. Only 3-5 homeowners don't pay their fees.
- Question to Edwin & Board: Why get lawyers to file a lien that costs \$13? Answer: No one wants to be responsible for a legal matter.
- Procedures followed for collecting Annual Fees: 2-3 letters from Edwin, certified mail letter, letter from lawyer with additional fees, then lien placed on property.
- Edwin gets several bids for landscaping, tree removal, pond maintenance or anything that needs to be fixed in the neighborhood.
- We received a tree grant for trimming street trees throughout the neighborhood.

- We had to spend additional money on the lake. Survey (\$1,000-\$1,200 for lake) \$1,800 total including survey of other common areas. Price also included clean up, labor and signs for the lake.

Budget 2010-2011:

- Annual Homeowner's fee reduced from \$145 to \$125. Lake Homeowner's fees increased by \$40 (currently \$205). Increase was due to unexpected expenses on the lake.
- Revenues: \$45,245,
- Administration: \$12,476
- Community Expenses: \$1,476
- Insurances Taxes: \$2160
- Landscaping: 10,300
- Repair and Replacement: \$14,100
- Utilities: \$1,480
- Total Expenses: \$41,992
- Projected Surplus: \$3,253

Prize Give Away: Free \$125 Voucher for Homeowner Annual Fee.

- Vote on budget: Approved by a majority

Board Member Election:

- Officers are elected every year after board members are picked.
- There are 5 Directors on Board. They meet every odd month on the 3rd Monday of that month.
- Each person running for a board position has to speak about themselves and what they want for the neighborhood:

Homeowners Running For Board Positions:

- Bettina Rice is our grant proposal writer and is interested in tree trimming project and lake and park grants.
- Linda Thacker is a graphic artist who does our newsletter, meeting minutes and annual meeting signs. She wants what is best for our neighborhood.
- Charles Meade works for code enforcement for the city and is interested in many neighborhood projects.
- Jim McKinsey has lived on the lake for 10 years and wants to keep property values up.
- Bettina Rice and Linda Thacker are elected by a show of hands and ballots mailed in prior to annual meeting.
- Board meetings are open to anyone in the neighborhood.

Bettina Rice Speaks About Grants

- Pond Grant is for \$15,000. The city would pay 80% of the \$15,000 and our Neighborhood Association would pay the remaining 20%. The grant will fix the lake back to its natural balance. There will be an algae eater and aerators to clean the lake. Grant has been approved and we will get the money in August 2010.
- Rain barrels are available for 50% off. The city will pay the other 50%. Grant approved will
- Park Grant - \$25,000 Pepsi Refresh - for Autumn Ridge Park improvement. Grant would allow for cutting down trees, killing weeds, refreshing playground, adding mulch, clearing shrubs, lighting area up and adding metal park benches.
- Calling post message for annual meeting - most members received it.

Prize Give Away: Free \$125 Voucher for Homeowner Annual Fee, Pass to public pools - good all summer at all public pools - provided by LFUCG and \$25 Gift Certificate to Mellow Mushroom - provided by Family Savings Magazine.

Other Business/Comments:

- Landscaping: we just maintain the landscaping that is present. We haven't made improvements and we need volunteers for a landscaping committee. We want entrance to look better. Common areas have to be mowed and all the islands.
- Homeowner wants bylaw changed regarding RV's in driveways. She has a Van Conversion which she cannot park it in her driveway. It is less than 22 feet long, not any larger than a pickup truck. She thinks bylaws are outdated.
- We are addressing modifying the bylaws from 1989. Issues: how much will it cost? We need a committee to help with getting bylaws modified. We want to get all bylaws modified at once concerning fencing, metal roofing, satellites, sheds, conversion vans, decking, and any new innovations in last few years.
- Cul-de-sac signs - city mandated, check with Kevin Stinnett.
- Single family home is 4 beds with 2.5 baths. Term single family home does not mean you cannot have more than one family in a home. We cannot restrict the kind of families that live in a home.
- Cars are not allowed on the streets for more than 24 hours.
- We are working on a neighborhood directory.
- Park - some homeowners want to give it to the city. The location of the park is not ideal. If we donate the park to the city, anyone outside the neighborhood can use the park. We think the amount of usage would go up. We talked about selling some of the common area - we cannot sell it. Park is in a flood zone.
- Posting signs - no solicitation signs are wanted by some homeowners.
- Luther Hargas donated his time to help us with stream issues.
- Ballards will be placed in front of the lake with signs and we will be replacing bushes in front of lake.
- Edwin's company drives around looking for violations every two weeks and issues notices. If a neighbor refuses to fix the issues after receiving three letters, then an attorney letter will be sent with recommended litigation.
- Trees/Shrubs need to be replaced at the entrance. We will fix this problem after we find out what the city is going to do on Todds Road.
- Michelle looking for committee volunteers for: Christmas Decorations & Annual Yard Sales

More Prize Give Aways:

- (1) Free \$125 Vouchers for Homeowner Annual Fee
- (2) Passes to public pools - good all summer at all public pools - provided by LFUCG
- (1) Pampered Chef gift certificate - donated by Tracy King
- (1) C&C Pharmacy Basket - donated by C&C Pharmacy

Meeting Adjourned: 8:55 pm

Respectfully Submitted,

Linda Thacker

Secretary