

Minutes From Annual Meeting

Meeting: Autumn Ridge Home Owner's Annual Meeting

Time: Monday, June 22, 2009, at 6:30 p.m.

Location: Andover Baptist Church, Lexington, KY

In Attendance: Chris Jones, Board Member • Michelle Cammack, Board Member • Linda Thacker, Board Member • Michael Fannin, Board Member • Edwin Gibson, Association Manager and 82 Home Owners

Meeting was called to order at 6:30 p.m. Edwin Gibson announced a quorum was not achieved.

Discussion Items:

Web Site: The site will be updated with more information and will be updated more frequently.

Todds Road: Work expected to last 2 years.

Trees: Pines in front of community are at the end of their life expectancy and are dying. Working with consulting firm to determine what are the best trees to use as a replacement.

Stop Signs: Working on ways to improve the STOP ratio at the stop signs on Autumn Ridge Drive.

Park: Working with electric company on improving lighting in the park. To many unwelcomed activities happening after dark.

Late Dues: Legal fees are being wasted by going after people not paying dues. Leans will be final action.

BUDGET:

- Calling post in budget was used today to inform homeowners about annual meeting.
- Question of insurance cost - it is competitively bid.
- Question about what the manager of the property does for his fee:
 - Accounting work, tax preparation.
 - Checks improvements to confirm they adhere to covenants.
 - Knowledge data base that does not pass with change in board members.
 - Assists board with competitive bids on services.
 - Works with LFUCG on road/street issues.
 - Assists with mailing of newsletter.
- Landscaping \$9,800 + plants \$6,000 in two different places in budget. What is difference?
- \$2,400 for park - Homeowners do not see much improvement to the park.
- What to do about park vandalism, trash, cleaning and could the park go back to city?
- Capital Improvements - Luther Hargis saved us \$10,000.
- Equity undesignated? What is this? Quick Books does this as part of the program - need to fix.
- Dishonesty insurance? For both the board and the management company?
- Management company should be advising the board on best practices for insurance needs including dishonesty insurance.
- Paul Hamilton does not want to spend money on the park. Park should be closed. Several people applauded: Bettina Rice, Markey and Robert Forsby.
- Refreshments did not arrive. What happened??

LAKE:

- Smell at night?
 - More people fishing may be causing issue.
 - Some kids get permission to use lake and other kids aren't given permission - causing friction.
 - Should the bushes in front of the lake be cut down so homeowners can feed ducks?
 - Algae bloom going on right now - thinks chemical can be sprayed without effecting fish or wildlife.
 - Need to purchase some big fish grass carp - only a couple left. Will look at restocking.
 - President talked about no grass clippings in stream to lake. Costs to remove clippings.
 - Lake side owner said ok to feed ducks but not ok to fish or picnic.
 - Lawyer said that he thinks that people have a legal right to fish at the lake.
 - Will try to post the legal opinion about fishing on the web site.
- Woman asked to have homeowners leave their porch lights on at night to cut down on vandalism.
 - Homeowners want to start a neighborhood watch.
 - Terry said she will chair the neighborhood watch. All interested can contact her.

PARK:

- Karen Allison, who helped start park. Asked that we use the park for Easter egg hunts.
- Everyone needs to step up and be a community.
- Park is scary. To much graffiti.
- There was support for park. Need to clean it up. Paper circulated for sign up to help with park.
- Suggestion was made to use parks and recreation.
- Teens using the park are not from our neighborhood.
- Suggestion to have more police presence. Need to add more signage.
- Need no trespassing sign. Need chain or post to prevent cars from entering park.

BARKING DOGS:

- Request that the management send letters to owners of barking dogs.
- Can not do this since it is not in the covenant. Can not change covenant without a quorum.

NOISE FROM INTERSTATE:

- Request to know if there were others that thought this was a problem.
 - Will look at possible grants.
- Islands: They are ugly. Need to spend money to make them more attractive.
 - Tire slashing. Any leads? No.
 - Can cut down live pear trees if replaced with new tree.
 - Suggestion to increase attendance at annual meeting: drawing to waive homeowners dues for one year.

BOARD MEMBER NEEDED: Three potential candidates: Jodie Markey, Robert Forsby and Bettina Rice. Each candidate will come to the next board meeting and tell us why they would like to be a board member. Once we have heard everyone, the board will vote on the best candidate.

Meeting Adjourned: 8:45 pm

Respectfully Submitted,

Linda Thacker
Secretary