

PINEHURST GREEN HOA BOARD MEETING MINUTES

June 13, 2022

The June Board meeting was held as an open meeting at the clubhouse. Members present were Shirley Wheeler, President; Vicki Warren, Vice-President; Carole Volz, Treasurer; Bud Bruner, Member-At-Large; and Barbara Welch, Secretary. Also present were Lisa Thieneman and Elgin Garrett, representing Mulloy Properties.

The meeting was called to order by Shirley Wheeler, President, at 3:00 p.m.

SECRETARY'S REPORT: The minutes from the April 18, 2022 Board meeting were prepared and sent to the Board members via email. After approval, they were sent to the home owners, again via email and a copy was placed in the clubhouse.

TREASURER'S REPORT: Total assets as of May 31, 2022 were \$364,474.98, of which \$251,170.58 was Capital Reserve. June's operating capital balance is \$1,859.68. Bud made a motion to accept the treasurer's report as read. The motion was seconded by Vicki. Motion carried.

Be looking for a notice about a Financial informational meeting with an explanation of operating fund and Capital Reserve and question and answer period.

PROPERTY MANAGEMENT REPORT: There were numerous phone calls regarding irrigation, gutters, etc. All issues have been addressed or are in the process.

RESIDENTS' FORUM: A resident asked about the possibility of having individual water meters installed. The Board has discussed this possibility numerous times and consulted with a plumber. The Board determined that individual water meters would not be cost effective.

The resident at 1604 Eagle Pines Court requested to have leaves removed from their roof. Lisa will send Jack.

The resident at 10528 Eagle Pines Lane has asked to make several modifications in landscaping and the patio. Lisa will send a letter requesting more detailed information.

The garage bed issue at 1602 is the responsibility of the homeowner.

Please make sure garage beds are weed free and trimmed up before July 1. Refer to the Rules and Reg's for your responsibility. Violation letters will be sent out after July 1.

Shirley will have LAWN CURE take a look at the spots in the yard at 1601 Eagle Pines Court.

COMMITTEE REPORTS:

Landscape: Co-chairs Jan Preher and Linda Smith went around the neighborhood with a map to assess what areas need attention. The most needed areas will be replaced first but will have to wait until fall.

Trees and Shrubs: Karen Coleman and Mary Frisbie
No report.

Irrigation: Peter Wheeler reported that the irrigation system was turned back on at the end of May. All leaking areas have been corrected.

Clubhouse: Marge Torrance has resigned from doing rentals. Our many thanks to Marge for 20 years of service. The new **temporary chair** is Sharon Bruner (502) 963-5013. We are looking for a volunteer to chair rentals.

Pool: Co-chairs Andy and Pam Gregory suggested investigating connecting the pool to the irrigation system rather than Louisville Water Company. The Board will discuss the possibility. They will investigate the possibility that the pool may have a small leak. All indications are that the leak is not on the bottom but somewhere higher up which would be better.

Social Committee: The 4th of July Dinner will be held on Sunday, July 3, 2022 at the clubhouse. Cocktails are at 4:30 p.m. with dinner at 6:00 p.m. The main course is hot dogs and brats. Residents should bring the following:

A-G Dessert
H-P Vegetable
Q-Z Salad

Please contact Carol Reams (489-3772) by Wednesday, June 29 if you can attend. We will do the 50/50 \$5.00 each. One 50 goes to the winning ticket and the other 50 is used to pay for the main course and paper products. Carol would like for everyone to participate.

Suggested summer events:

Pool Party on the 3rd Friday at 7:00 p.m. on June 17, July 15, and August 19. BYOD and a snack to share. Please come for fun and fellowship.

Lynn Family Stadium: Soccer, Saturday, August 6, 8:00 p.m. Charleston. Ticket price depends on where the seats are located.

Churchill Downs: Fall Meet, October 30-November 27, buffet luncheon, price depends on day attending. Nm premium day \$12.00 a seat – no food.

Louisville Bats baseball team: Select one day and let Carol know.

Summer Outdoor Music:

Middletown – Free food at 5:00 (hot dogs, brats, hamburgers, water, soda, & chips). Music, 5:30-7:30, all Sundays.

July 10 - Rockland Road
August 14- Jake Gill (Country)
September 18-Sweet Beats (Beatles)

Cherokee Triangle: 7:00-9:00 – Willow Park, every Sunday night, different group each week.

Paddock: 6:00-7:30 at the Summit. Every Thursday night with a different group each week.

Jeffersonville, Indiana: On Main Street, 7:00-9:00, every Friday night with different groups.

Food Truck: Friday nights at Norton Commons, North Village Market, 6:30-8:30 – music.

A list of the suggested events has been posted on the bulletin board in the clubhouse.

Carol Reams resigned as Chairperson of the Social Committee after many, many years of service. Our thanks to Carol for a job well done.

Our new co-chairs will be Martha Stout (648-1231) – Jan Preher (724-1617) – and Karen Coleman (270-929-9972).

OLD BUSINESS: The PHG Rules and Regulations still have two corrections that need to be made and Lisa will take care of it.

NEW BUSINESS:

Insurance Change: The Board voted unanimously to switch from Travelers to Auto Owners because of a deductible that would change from 1% to 2% of the value of property. That would amount to over \$200,000. The Board also voted unanimously to pay the entire premium up front in order to receive a discount of around \$4,000.00. The yearly premiums will be divided by 12 months and that amount will be transferred from each month's operating account back to the Reserve account.

Clubhouse:

Cable: Lisa will call to schedule Spectrum to have them connect service to both TV's.

Pool Garbage Can: A request was made to have a garbage can for the clubhouse area year- round. The cost for that is \$37.50 monthly. The Board has been working to cut costs and this would not be cost-effective.

Renovation: The renovations are not causing the HOA to go up.

Pet Issue: Another pet issue has occurred at 10501. After discussing the matter, Vicki made a motion that a letter be sent by our attorney. The motion was seconded by Carole. Motion carried.

Vicki made a motion to adjourn the meeting. Bud seconded the motion. Motion carried. The meeting adjourned at 4:30 p.m.

Respectfully Submitted,

Barbara Welch, Secretary