

Sanctuary Condominiums, LLC
Annual Meeting Minutes
6:00 PM, May 20, 2025
Location: Southeast Christian Church
920 Blankenbaker Parkway, Room ATR 200
Louisville, KY 40243

President Joyce Freville was elected by the Board to be **Chairman of the Meeting** and the meeting was called to order at 6:00 PM. Ken Idleman gave the opening prayer.

Officer and Committee Reports

President's Report

- The Board acknowledged that the **Minutes from the 2024 Annual Meeting** were approved and posted to the Mulloy website in June 2024. A copy was also available at the meeting.
- **Board members for the year ending May 2025 and current board candidates** were introduced: (Joyce Freville, President; Evie Whitworth, Vice-President; Patrick Craig, Treasurer; Fred Andres, Director; Viola Williams, Secretary)
- **Elgin Garrett, Mulloy Properties**, was recognized as providing homeowners with the Notice of Meeting on May 1, 2025, which included a biographical sketch for the aforementioned five owners who volunteered to fill the upcoming vacancies on the Board. There were no additional candidates who came forward at the annual meeting. In administering the Election of the Board of Directors for the coming year, Elgin reported that the meeting Quorum was established: 63.36% of ownership were represented in this annual meeting, either in person, or by proxy. Therefore, the five candidates were approved by affirmation of membership present.
- **Board's Accomplishments** from June 2024 - May 2025 were provided to homeowners present and are also attached to these minutes.
- How to find information about the **Sanctuary Community**, report a concern, do landscape modifications, or other modifications was explained.

Treasurer's Report

Patrick Craig discussed the Community Budget covering items in Income and Expense accounts and commented about primary areas exceeding the budget, such as snow removal and tax preparation fees. Current Reserve is \$142,149.30 — about \$90,000 will be taken out of that reserve to cover the roofs this year. As stated in the meeting, our current financial situation is like we are approaching an intersection with a yellow traffic light — we are proceeding with caution in regards to the budget. Currently, there are concerns about two foundation issues under review which may become costly repairs. Any large issue during the year would require a special assessment, which we want to avoid.

Mulloy compared Sanctuary common fees with similar properties. Two communities were comparable to us — The Ridge at Old Henry with average fees of \$417, Pinehurst Green with average fees of \$388. The Sanctuary average fees are \$405.

Questions raised about:

- Roofing List — this will be provided to residents once the last roof in 2025 is completed.
- The process followed in reroofing — this will be reviewed with Bowling.
- Replacing windows — contact Mulloy Properties regarding an "Application for Exterior Modification" form.

Landscape Committee

Evie Whitworth reported that six stumps were removed along with two trees, and several dying and dead shrubs in front of condos were replaced. They will do another review this fall. This spring the focus has been the Dove Chase/Watterson Trail side as a result of a lot of holes from previously removed trees. They will replace some trees and bushes and apply pine straw, as well as beautify the Front Entrance. Fred Andres discussed the Irrigation System — the BackFlow Valve was repaired prior to Spring start up along with several other parts. Both Evie and Fred expressed thanks to Allan and Bunny Parnell for their contribution to the Landscape Committee as it paid for almost half of what has been done.

Questions from the floor:

- Irrigation Schedule requested — will be made available to residents soon.
- Moles and Voles — treatment is being handled by Adams Landscaping

New Business/Activities

- **6 new Homeowners** were recognized and introduced.
- **Community Garage Sale in July.**
- Reminder of the **Annual Picnic** at the Parnell's (10416) this fall, details to be announced.

Thanks to:

- Allan and Bunny Parnell for their contribution to the Landscape Committee.
- Wanda Cheek for preparing our Sanctuary Directory, at her expense, and for coordinating the Community Garage Sale.
- Vicki Hudson for coordinating the Annual Picnic, in addition to many other activities in our community
- Ken Idleman for making arrangements for this meeting room.

Meeting adjourned at 7:00 PM

Sanctuary Board Accomplishments June 2024 - May 2025

- Coordinated **Dryer Vent Inspection and Cleaning** at a discount for those electing to schedule.
- Arranged for **Sunken drains in road** to be repaired at no expense to The Sanctuary.
- Upgraded **irrigation system** with the addition of rain sensors to prevent needless irrigation, and provided irrigation watering schedule to residents.
- Fred Andres and Mike Smith were trained to handle **routine irrigation issues** which saved the Sanctuary money.
- Established **Landscaping Committee**.
- **Improved landscape** by removing old stumps, two trees and replacing dying and dead shrubs in front of condos.
- **Holes around Retention basin** filled in at no cost to the Sanctuary — Adams Landscaping donated their time and materials.
- Completed **3 roof replacements (6 units)**.
- Updated **Sanctuary Information and Map** and provided to residents.
- Reinstated monthly distribution of **Sanctuary Board minutes** to residents and posting to Mulloy Website.
- **Increased communications** regarding timing of various maintenance activities occurring in our community.
- In spite of increased insurance premiums, we negotiated affordable coverage without a substantial increase in resident monthly fees.
- During the **January 2025 Winter Storm**, The Sanctuary Board coordinated with The City of Middletown, Adams Landscaping, and Republic Trash, to provide service to our community as quickly as possible — 7 updates over 8 days were sent to residents.
- Requested roofs be assessed for possible **Hail Damage**.
- Replaced back flow and overflow valves for water system.