

Sanctuary Condominiums
Condominium Association Meeting minutes
March 19, 2026, 3:00 pm
Location: 10423 Dove Chase Circle

Attendees:

Joyce Freville, President; Patrick Craig, Treasurer; Evie Whitworth, Vice-President; Fred Andres, Director; Viola Williams, Secretary; Elgin Garrett, Mulloy Properties

Minutes from February 25, 2026, were approved.

FINANCIAL REPORT - Patrick Craig

The board continues to monitor budget items that are currently over budgeted allotments. A couple of these areas will continue to have increased pressure as we proceed through the fiscal year — “Grounds” and “Roof&Gutters”.

The board is acquiring bids for a couple of community projects — power washing gutters and possibly a mole removal outfit. Once bids are received we will consider the best way to move forward.

We also discussed the General Reserve and its importance to the continuing roofing project. We will replace 3 roofs this year. That will leave only 3 remaining properties to receive new roofs. Bowling will advise the board as to which roofs are prioritized for this year.

MULLOY MANAGEMENT REPORT - Elgin Garrett**Gutters and Downspouts**

- 10414 — gutter leaking **Action:** work order entered
- 10427 — gutter repair **Action:** cleared downspout, added new pop-up
- 10519 — right front (west side) drainage Issue **Action:** Adams Landscaping evaluating
- 10543 — front left porch area water running down brick from roof below gutter **Action:** work order issued

Roofing

- 10400 — water leak/damage to garage ceiling **Action:** work performed, evaluating for further leak, Technician checking for any additional areas of water intrusion on 3/23.
- 10438 — water spot, back corner of kitchen ceiling **Action:** Bowling to check
- 10527 — dry wall repair following previous leak **Action:** Affected areas have been mudded and smoothed out. Temperature changes have been an issue for finishing, contractor reaching out to owner week of 3/23 to to finish.
- 10525 — ceiling stain on covered patio **Action:** work order issued

Miscellaneous

- 10400 — window caulking **Action:** Completed
- 10402 — seal broken in 1/2 round window **Action:** new vendor measuring and scheduling
- 10418 — broken seal in front room window **Action:** new vendor measuring and scheduling
- 10421 — rusting trim around front door **Action:** weather dependent—need warmer/dry days
- 10423 — side kitchen window hit by rock and chipped now started to leak in between panes of glass **Action:** scheduled for mid March
- 10430 — generator installation questions **Action:** Sent Modification Request Form—no work should be done without prior approval.
- 10432 — possible foundation issues **Action:** normal exterior settling, brick repair when weather permits, scheduled week of 3/23.
- 10433 — half circle window seals, dining room & kitchen **Action:** new vendor measuring and scheduling
- 10440 — snow removal garage door damage **Action:** completed
- 10444 — inspection repairs prior to moving **Action:** HOA outside repairs completed, balance scheduled with new owner.

10506 — leak coming down the outside foundation **Action:** water intrusion, work order entered, monitor interior

10512 — dining room window being evaluated **Action:** new vendor measuring and scheduling

Common Areas and Limited Common Areas:

- **GFI plug** at front entrance repaired but no power to area **Action:** breaker reset, monitoring
- **Landscaping** issues:
 - 10425 — possible storm damage to tree behind condo — reported after initial community review
Action: monitoring condition of tree
- **Community Fence** storm damage — repaired and painting completed, gate latch repaired.
- **Streetlight** near 10543 out **Action:** reported to LG&E.

COMMUNITY NOTICE

Streetlights Out: As a reminder for those who may be interested, the quickest way to get a streetlight fixed is for residents to notify LG&E right away by:

- calling 502-589-1444
- using the LG&E App if you have it on your phone or
- accessing the link to report streetlight outages on the LG&E website <https://lge-ku.com/outages/report/streetlight>

Next Sanctuary Board Meeting: Thursday, April 16, 3:00 pm, at Patrick Craig's house (10440)

Meeting Adjourned: 4:15 pm

Submitted by Viola Williams