Brownhurst Manor Annual Meeting minutes 10/14/26 6:15 pm

Meeting called to order 6:21 pm

Introduction of the Board –

Marie McManis, President

Mary Shell, VP

Kim Kettring, Secretary

Carole Brooks, Member at Large

Jeanie Fridell, Member at Large

Presidents report –

Sidewalk Repairs: The City of Louisville removed the tree and completed the sidewalk repairs along Chamberlain Lane by the end of July 2026.

Chamberlain Lane Streetlights: Four LG&E streetlights were reported not working. One initially required a fuse replacement, while the remaining three required wiring repairs. All four lights were operational by early September.

Fallen Lamppost: A lamppost at the corner of Brownhurst Court was knocked down. LG&E has since replaced the light, and a credit for the period it was not working is expected within the next couple of months.

Entrance Lighting: The entrance lights were not functioning properly in early June. Repairs included replacing a bulb and repairing the breaker.

Tree Trimming: Wild Maple Tree Service completed tree trimming along Chamberlain Lane for Brownhurst Manor, addressing low-hanging branches and a tree that was uprooted.

Rental and Deed Restriction Violations – Davinhurst Court

The Board discussed ongoing rental violations involving a homeowner who owns properties on Davinhurst Court. The properties were reported to be in noncompliance with the 2019 Deed of Restrictions. The HOA attorney, Louisville Metro Code Enforcement, and Councilman Winkler's office are assisting with addressing these violations and additional property related concerns reported to the HOA. The Board continues to pursue appropriate action to hold the homeowner accountable and bring both properties into compliance. bringing the properties into compliance.

2019 Deed of Restrictions – Rental Properties

The Board reviewed the 2019 Deed of Restrictions concerning rental properties. Several rental properties were identified as not being in compliance. The Board, together with Christie Wilkinson of Mulloy Properties, continues to monitor these properties and work toward compliance.

The 2019 Deed of Restrictions is available on the Mulloy Properties website under Brownhurst Manor Homeowners Association. Homeowners may also request a copy from Christie Wilkinson, property manager (Mulloy Properties)

Homeowner Email Addresses and Correspondence

The Board encouraged all homeowners to provide an email address for HOA correspondence. Email is the preferred method of communication to reduce administrative, printing, postage, and mailing expenses.

Mulloy Properties charges the HOA additional fees for mailed correspondence. The Board approved passing these costs directly to homeowners who require correspondence by regular mail, rather than having the expenses shared by the entire community.

Secretary Report –

Minutes from 2025 Annual meeting were reviewed. Motion to approve the minutes-1st – Cheyane Weems, 2nd – Josh McManis.

Treasurer report –

$47,801.90 in operating.

Account	Balance
Operating/Checking Account	$13,838.90
Money Market Savings	$18,354.57
CD #1	$5,202.81
CD #2	$5,202.81
CD #3	$5,202.81
Total HOA Assets	**$47,801.90**

Due to inflation, rising vendor, insurance and LGE costs associated with maintaining the neighborhood common ground areas, HOA dues will increase by $40 for 2027, bringing the total to $315 per homeowners.

The financial statements were distributed to homeowners and reviewed. The HOA's operating expenses and proposed 2026–2027 budget were also discussed.

The detailed financial report is available on the Mulloy Properties website under Brownhurst Manor Homeowners Association. Homeowners may also request a copy from Christie Wilkinson, Property Manager Mulloy Properties.

Motion: David Miller moved to approve the Treasurer's Report, seconded by Cheyenne Weems. All in favor; motion carried unanimously.

Board Elections-

No additional candidates were nominated. A unanimous vote was held by show of hands to re-elect the current Board members. All were in favor, and the motion was carried unanimously.

2026–2027 Board Members: Note that all board members will remain in the same positions as the previous term.

Board Recognition –

The Board wants to thank Jeanie Fridell for her time, dedication, and years of service on the Board, especially for stepping up when the HOA needed assistance.

The Board also expressed its appreciation to David Miller for his time and service as a Board Member.

Adjournment:

Minutes prepared by Christie Wilkinson, Property Manager with Mulloy Properties.