

# KEENELAND HOA

## NEWS & UPDATES

February 2023

Website: <https://keenelandhoatn.org>

### LAWSUIT RULING

*On January 4, 2023 the lawsuit brought against the Keeneland HOA by a homeowner was heard in court. All charges by the plaintiff against the HOA were dismissed and a countersuit against the plaintiff for unpaid HOA dues was upheld by the court with the plaintiff being ordered to pay past dues owed.*



### LETTER FROM THE BOARD

The Keeneland Homeowner's Association annual meeting was held on Monday January 23, 2023 at 6:30 PM. The change of dates this year was due to being unable to secure a meeting space for January 9, 2023. In fact, the entire week was booked and unavailable. Due to the Dr. Martin Luther King, Jr. holiday on January 16, 2023, the first available date was January 17, 2023. We failed to achieve a quorum on the scheduled January 17, 2023 date so the annual meeting was held on January 23, 2023 as stated above. It is not unprecedented to have a Keeneland HOA annual meeting date pushed back. It has happened in the past with various boards.

It was voted by unanimous decision to retain the present board officers for another term.

In addition, a financial report was distributed to those in attendance and as always, it and meeting minutes are available to any homeowner upon request at any time. A quick breakdown of expenditures are as follows:

- Utility bills: Yes, the HOA has an electric bill for gateway lighting as well as a water bill for the water used to water the landscape flower beds.
- Monthly landscape maintenance fee (under contract)
- The purchase of but not limited to, stationary, envelopes, postage; also referred to by many as "office supplies".
- Liability insurance (required by law)
- Repair and/or maintenance of but not limited to, lighting, signage and entryway fence
- Legal fees when/if required

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*Because of this continuing effort by the board to be as cost effective as possible, the 2022 expenditures were kept under budget.*

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The board continues to do its best to represent all homeowners to the best of their ability. We always do our best to be as frugal as we can with HOA funds which continue to be at a very minimal annual cost compared to any other HOA's. Because of this continuing effort by the board to be as cost effective as possible, the 2022 expenditures were kept under budget. Although we don't advertise what we are doing throughout the year, HOA business is being administered.

During the past year, the 2022 board has continued to maintain the entryway to keep the neighborhood desirable and aesthetically landscaped. The old and inoperative lighting has been replaced with new, more efficient and cost effective LED lighting. Utility and maintenance fees have been paid. We have sent out notices of violations to no less than 14 homeowners, all of which were resolved. There are others we will be addressing in the future but action is still pending at this time. When necessary, we have worked with the city on some issues not addressed by the CC&R's specifically, but were thought to be city code or zoning violations.

We have also created a Keeneland HOA website for homeowners to inquire and find official and accurate answers and information concerning the HOA. It also offers quick access to all section CC&R's. By-Laws, maps, ARC forms, upcoming events and HOA news as well as contact links. It can be accessed at [KeenelandhoaTN.org](http://KeenelandhoaTN.org)

Please remember, those who serve on the board do so voluntarily and give of their free time with no other compensation other than knowing that they are doing their best to conduct HOA business on your behalf. We will continue to do so in 2023.

In the end, the neighborhood is well kept and looking good because of you, the homeowner.

Thank you all.

With Warm Regards,

Mitch Gora – President  
Jeanne Bishop - Vice-President  
Erik Koglin – Secretary  
Lisa Reeder – Treasurer

Keeneland Homeowner's Association Board of Directors

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