# **12** Oaks Annual HOA Board Meeting

(June 2024) 6/21/2024

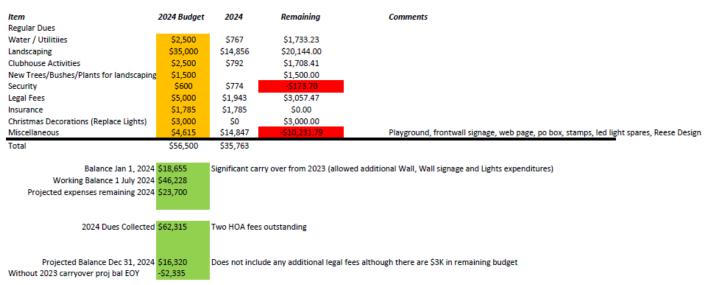
Attendance	Yes / No		
Kenny Stout	Yes/ <del>No</del>		
Brian Anderson	Yes/ <del>No</del>		Mee
Mike O'Neill	Yes/ <del>No</del>		
James Hamilton	Yes/ <del>No</del>		
Jack Catlin	Yes/ <del>No</del>		
Brian Sanders	Yes/ <del>No</del>		
Steve Puccini	<del>Yes</del> /No		
Mike Kaufman	<del>Yes</del> /No		
Raymon Whittington	<del>Yes</del> /No		
		Δ	lgen
Financial Update May Financial Summ	ary		-
Balance May 31st		\$60,382.89	
June Bills		\$15,049.70	
Past Dues/Liens Collected		\$100.00	

Meeting commenced: 7:00

## Agenda items

Balance May 31st	\$60,382.89			
June Bills	\$15,049.70			
Past Dues/Liens Collected	\$100.00	Number of Unpaid Dues 3		
Dues Collected in June	3	Total Uncollected Amount \$795		
Total Dues Collected	\$895.00	Percent Dues Collected 99%		
June Interest				
Balance June 30th	\$46,228.19			
Capital Projects Balance	\$0.00			
Working Balance	\$46,228.19			
June Bills				
Water	\$31.23			
Utilities	\$117.69			
Breeden Lawn Service	\$3,714.00			
Wantland Law, PLLC \$1,942.53		closeout of current legal affairs		
Steepleton	\$9,166.88	Playground		
502 DBA \$77.37		front wall security		
		Kentucky Sec of State Annual report filed (\$15)		

## 2024 Approved Budget & EOY Projections

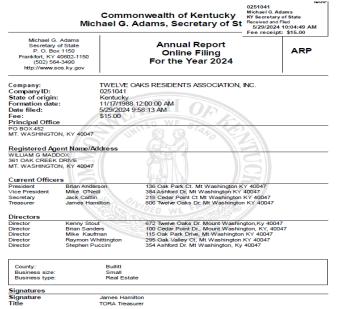


#### **Unpaid Dues Action Plan**

The remaining owners of the lots with unpaid 2024 dues will be seeing communication from the Board's attorney.

## State of Kentucky Annual Business Report Filing Completed

## Thank you to Rocket!



## Front Wall Landscape Water Repair Discussion

The sprinkler issue is fixed however the water supply pipe is snapped off and needs to be repaired. It was determined the City will not repair the pipe. Rocket moved that we allocate \$650 to have it repaired. Motion carried.

#### **Playground Update**

We have been told that the new playground will be installed late June.

## Landscape Update

Mike will be meeting with the landscape contractor in the coming week to discuss weeds in traffic islands.

## Aspirations & Proposed 2025 Project Discussions

The Board held a discussion on possible future projects. Below are some of the possible future projects that should be considered for 2025 funding.

- Front Entrance electronic sign
- Repair the back of the Front Entrance sign
- Additional funds to replace dead landscaping
- Section 5 Bridge wall
- Replace light poles
- Back entrance Power Meter and aesthetics
- Light poles for Neighborhood Watch Signs
- Speed Bumps
- Web Site Update

## **Complaints Since Last Meeting**

- Dogs not being on leashes. Brian to put a note on Facebook page
- Disabled car

## **Public Discussion Items**

- There was discussion on mailbox color. The Board voted that the official mailbox color is 12 Oaks Green. The motion carried.
  - It was noted that enforcement of the 12 Oaks Green color for mailboxes would be difficult since it's not included in the Deed Restrictions but is the desired color.
- There was discussion on the need to enforce deed restrictions. All agreed Deed Restriction enforcement was a vital element of the Community, the HOA and the Developer.
- Discussion brought up by the Developer regarding the lawsuit that the HOA Board was
  previously involved in. The developer brought to the board's attention that the parties
  now involved in the on-going and active lawsuit are "Resident" and "The Developer /
  Twelve Oaks Development Corporation". The board, via a pervious closed session
  meeting, voted to withdraw participation in the lawsuit. The case is on-going. 3 or 4
  residents expressed concerns about the board's ability to enforce future restriction
  violations The board's attorney, has satisfied the boards shared concerns about the
  future ability to enforce restriction violations.

## Executive Session: None