

12 Oaks Annual HOA Board Meeting

(March 2024)

3/20/2024

Attendance	Yes / No
Kenny Stout	Yes /No
Brian Anderson	Yes/ No
Mike O’Neill	Yes/ No
James Hamilton	Yes/ No
Jack Catlin	Yes/ No
Mike Wilson	Yes/ No
Brian Sanders	Yes /No
Mike Kaufman	Yes/ No
Raymon Whittington	Yes/ No

Meeting commenced: 7pm

Agenda items:

Welcome and Annual Meeting Items

- Thirty-Seven members of our community attended the March 24th meeting. This outstanding turnout is a great indicator of a caring and involved community!
- The three candidates who had been nominated for two seats were given an opportunity to share their thoughts on how, if they are elected, they would serve on the Board to enhance our community.
- Nominated Candidates
 - Mike O’Neill
 - Steve Puccini
 - Trini Carnes
- The votes were counted and verified by an independent party.
- Steve Puccini and Mike O’Neill received the most votes and were elected to fill the two seats.

Financial updates – February 2024

<i>Balance January 31st</i>	\$50,485.68		
February Bills	\$10,131.34		
Past Dues/Liens Collected	\$465.00	Number of Unpaid Dues	68
Dues Collected in February	70	Total Uncollected Amount	\$18,020
Total Dues Collected	\$19,015.00	Percent Dues Collected	71%
February Interest	\$8.58		
<i>Balance February 28th</i>	\$59,377.92		
Capital Projects Balance	\$10,000.00		
Working Balance	\$49,377.92		
<i>February Bills</i>			
Water	\$31.23		
Utilities	\$100.11		
James Jewell Custom Homes	\$10,000.00	Final payment for Front Wall	
		Payment submitted for annual website maintenance (\$200),	
		not cashed as yet	
	\$0.00		
<hr style="border: 1px solid black;"/>			
Total Month Bills	\$10,131.34		

2024 Approved Budget

<i>Item</i>	<i>2024 Budget</i>	<i>2023 Spend</i>	<i>Increase/Decrease</i>	<i>Difference</i>	<i>Justification</i>
Regular Dues					
Water / Utilities	\$2,500	\$2,388	Increase	\$112	
Landscaping	\$35,000	\$30,742	Increase	\$4,258	Need bids for future service
Clubhouse Activities	\$2,500	\$389	Increase	\$2,111	
New Trees/Bushes/Plants for landscaping	\$1,500	\$150	Decrease	\$1,350	tree removal and replacement
Security	\$600	\$0	Same	\$600	security cameras cloud storage
Legal Fees	\$5,000	\$3,093	Increase	\$1,907	Additional cases we have to be prepared for.
Insurance	\$1,785	\$1,263	Increase	\$522	Nationwide 11/7 notice of premium increase 25%
Christmas Decorations (Replace Lights)	\$3,000	\$1,200	Increase	\$1,800	
Miscellaneous	\$4,615	\$3,427	Decrease	\$1,188	
Total	\$56,500	\$42,652			

Balance January 1, 2023	\$138,984	
Working Balance	\$28,651	
Capital Projects Balance	\$125,854	we plussed this up to \$135K in Oct, plus new lights \$4935.36 in Dec
Projected 2023 Dues	\$62,275	
Estimated 2023 Budget	\$56,500	
Capital Projects Balance	\$55,000	will need funds from working balance for wall letterings est, \$3000
Balance Dec 31, 2023	\$18,642	

Front Wall Update

Mike O'Neill provided an update on the new entrance wall. A summary is below.

The new wall including drawings, new electric work, new electric meter, new electric lighting, new signage, new landscaping, sprinklers and an update security system will total approximately \$143,470. Mike will continue to drive the project to completion. The Board thanks Mike for his persistence and willingness to dig into the details to get the new front wall completed.

Landscape Contract Update

Mike O'Neill provided an update on the process and results of the new landscape company. Bid specs were drafted and submitted to three companies. Two Bids were returned and evaluated. After negotiations and a bid review, Braden Landscape was awarded the three-year contract that started March 1, 2024 and will run for three years with an option for one additional year. The annual cost will be \$35,440.

Reused Landscape Items

Mike shared with the Board that some of the old wall landscape items that were replanted may need to be replaced as we move through the Spring season.

Playground Discussion and Action Plan

The Board took public input on the Playground and varied proposed directions. The Board hopes to move quickly to determine how to fund a large unbudgeted need so the old playground equipment can be replaced at the earliest possible date.

Complaints Since Last Meeting

As of the meeting, the only open complaint was the playground replacement.

Public Discussion Items

There was a question from the attendees about an Emergency Preparedness Plan. The Board recommended consulting the City of Mt. Washington Emergency Preparedness Plan at [Mt. Washington Emergency Management \(mtwashingtonky.org\)](http://mtwashingtonky.org)

Executive Session

Conducted and closed.