



Walnut Grove Estates Homeowners Association

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History

The HOA was created by the deed restrictions dated March 15, 2002 under section 29(a). The Association By-Laws were adopted on March 18, 2002.

Article II, Section 8-B of the By-Laws gives Control Rights to the developer. Under this section the Developer has the authority to appoint a board of directors without a vote by the general membership. Using this authority Jim Ball, Jr. appointed himself President of the HOA, Jim Ball III was appointed Vice-President and Kerry Ball was appointed as Secretary. These three people continued to control the HOA until December 2021 when the Developer appointed a new Board to take over. That new Board consisted of Danny Erwin, Bill Chlebowy, Dave Winters and Kevin Smith. The new Board met in December 2021 and under Article IV, Section 2, the new officers were elected: Danny Erwin, President, Bill Chlebowy, Vice-President, Dave Winters, Treasurer and Kevin Smith, Secretary.

The transfer of control to the HOA membership officially took place on January 1, 2022. However, the green space remained in JJK-Thomas LLC name until January 12, 2022 when it was also transferred to HOA control. According to the transfer documents the developer retained control over new construction plans mentioned in Article 2. This authority ceased on October 4, 2022 when the Secretary of State dissolved JJK-Thomas LLC as a Kentucky corporation. That action triggered Article 32 of the Deed Restrictions and all remaining authority transferred to the HOA.

The new Board spent 2022 reorganizing the HOA affairs and established several policies and procedures so the HOA would operate smoothly going forward. The Board set the annual meeting to be the first Monday in August, the annual election to be December 1st and financial reporting would be distributed on a quarterly basis.

The first election by the HOA membership was held in December 2022. The following directors were elected: Danny Erwin (2023-2024), Bill Chlebowy (2023), Dave Winters (2023-2024), Kevin Smith (2023), Chandria Karpecki (2023-2024), Rick Kess (2023) and Gene Fowler (2023). Those 7 directors then chose Danny Erwin as President, Bill Chlebowy as Vice-President, Dave Winters as Treasurer and Kevin Smith as Secretary.

The second election by the HOA membership was held in December 2023 and continued the policy of electing directors for staggered terms.