Grand Villa HOA Annual Meeting Agenda 6/27/24

**Joe Lund**

# Call to Order

* + 20 participants

# Election of 2024/2025 Board Members/Directors (All)

* + President - Joe Lund to hold for another year.
    - Seconded by Adam Wedeking
    - No opposition
  + Vice President – Adam Wedeking to hold for another year.
    - Seconded by Lauren Olgine
    - No opposition
  + Treasurer – Need to nominate and vote on a Treasurer. Kelly is stepping down after numerous years in the role.
    - Lauren Olgine nominated by Joe Lund
    - Seconded by Stacy and Robert Groves and Andy Hilmer
  + Secretary – Lauren to hold for another year if someone else volunteers for Treasurer. If nobody volunteers for Treasurer, Lauren will nominate for that position and then the Secretary position will be open.
    - Christie Lund nominated; Adam Wedeking seconded
    - Question posed about number of votes when one household has two members on the board; may need to verify based on corporate laws
    - No official opposition
    - Post meeting update: KY does not have any HOA specific statutes. The KY Non-Profit Act does not disallow two spouses from holding office.

# Financial Report

* + Financial overdue review
    - Late or overdue HOA due notices.
      * Restrictions 28 & 29: HOA dues need to be paid timely by all lot owners by 4/1 of each year.
      * There are multiple notices that go out and multiple methods of payment. $15 late fee for 30-days and $30 late fee for 60+ days.
      * If your lot is past due, we will send a final courtesy notice for dues to be paid immediately upon receipt and after 30-days of no payment we will begin proceedings to place liens on property (our only method of enforcement).
        + All costs including legal fees are the responsibility of the lot owner to be reimbursed to the HOA. Please pay timely.
      * Future HOA dues that are not received by the 60-day window (with late fee) will have lien action being taken.
    - Road fund- ~$13K; the HOA will investigate the reason for this CD and if it is still needed. We will confirm the investment is beneficial. Note: Mark Swanigan- at the beginning of the HOA we were not under county roads and there were issues with long waits on road work

# Oldham County Updates

* + Increase in crime activity in Oldham County concerning break-ins and theft. Let’s not be a target and be sure to take valuables out of your vehicles and lock all doors. Keep an eye on your neighbor’s property and if you see something let them know or call 911.

There has been increased patrol presence within the neighborhood too and the HOA has requested it at various times from activity we were made aware of.

* + I-71 widening project continues, paving between 18 & 22.

# Neighborhood Updates

## Fence Painting –

* + - * Boards and posts replaced, and the fence has been repainted.
      * Although we received some concerns about the fence, this project was already approved by the board and in motion by the time concerns on the fence’s condition were sent to the board.

## Speed in the neighborhood –

* + - * Continue to be aware that the speed limit is 25MPH. Kids are out of school.
      * Speed limit radar sign has been installed at Grand Villa & Cedar Ridge Rd. (not sure if the country decided to do that or someone called but it appears to be a good awareness item – thank you.)

## AT&T Fiber upgrade –

* + - * AT&T fiber is now available.
      * We know this caused some issues with a few residents where water and other utilities were affected. This was a project that the HOA was unable to assist with repairs as this was an infrastructure upgrade with a utility.
      * The contractor had alerted the HOA in early 2022 but had project

delays. By the time they started we had a very small window of time to communicate the scope of the project to residents.

## Potholes –

* + - * The HOA has contacted the Road Department and had potholes addressed twice in the past 18 months.
      * We are on a pothole campaign list but if you see something that needs more prompt attention, please let us know so we can alert the road department.
    - **Neighborhood Survey** – As a board we want to know what items we should consider looking into based off resident feedback. We appreciate everyone that responded to the survey and those who also took time for feedback (feedback etiquette). A few items we determined from the survey:
      * We cannot have a gated entrance. Grand Villa roads are public, and we would need 100% of the lot owners to vote to make it private. This still would not guarantee the roads would go private because the county can still deny it. We would also lose all county road support.
      * There is a large desire for the neighborhood entrances to be updated. If anyone wants to volunteer to be on a committee and determine what can be done, then we can support that group.
      * Restriction changes –
        + Garages still seem to be the largest hot topic we receive, followed by above ground pools/privacy fences. We don’t get a lot of requests in general, but we do hear about those items often.

Garages only had a 50% ‘in-favor’ vote last year; 51% was needed to change the restriction

* + - * + We are not going to vote on a restriction change at this time, but we will be holding a special session in the future where a

vote will be presented. Prior to a vote, there will be a separate meeting for open discussion, Q&A, and assess the proposed changes.

* + - * + We will need those interested in any restriction changes to notify the Board and we can assign them to a committee.

## Signage –

* + - * Our restriction #22 state that only “for sale” signs are allowed in yards.
        + Graduation signs are huge milestones for those who live in our neighborhood and are proud moments to celebrate for those families so we can allow it for a limited amount of time.
        + Contractor signage needs to be removed

## HOA website –

* + - * Made updates to the website and placed school closures on the calendar. Documents should be easier to find and smoother process to contact the HOA Board if needed.

## HOA Bylaws –

* + - * This is what governs the HOA Board, and we have the right to make changes to the bylaws (not restrictions).
        + We alerted to the neighborhood we were looking to move the HOA meeting from February to June of each year and we did make that change.
        + Other changes were the address of the HOA, Board spaces changed to 4, and added the Vice President role/responsibilities. Current bylaws are posted to the HOA website.

## Property Upkeep –

* + - * Restriction #26. All lots shall be cut and maintained.
      * The HOA has the right to approve or disapprove the appearance. Please keep your lots maintained so we do not have to worry about this being an issue.

## Tornado –

* + - * F2 Tornado hit our neighborhood on 4/2/24 and the response was amazing. However, there are still impacts from the storm that needs addressed:
        + Homes that have storm damage will receive a letter of notice from the HOA to make repairs within 30 days. Individual notices will be mailed to home addresses on 7/1/24 that have obvious damage and a notice on the HOA website will be posted as a general notice to the remaining lots. However, if you are working through insurance/contractor scheduling, we only ask that you let us know.
        + Dead trees/cut trees in yards need to be removed if they are past the rear line of the home.
        + Contractor signage needs to be removed.
        + Non-natural home/vehicle debris needs to be cleaned and removed.
        + FEMA support. If you did not get a notice or need their information, please contact the HOA and we can provide that info to you (will also post on HOA website).
        + FEMA gave Matt Moskwa’s name to DNC
        + #27 in the Restrictions.

# Open Forum (New issues for Board consideration – 2 minutes per member)

* + Block Party 2024 –
    - Christie Lund has volunteered to lead this again for 2024. She needs help so if you enjoy the block party, please contact the board and we will put you in contact with her. Aiming for a Saturday in September.
  + Stop signs need to be updated. The HOA will contact the Road department.
  + Water run-off from soccer field was directed into the neighborhood. Now they are creating drainage ditches to prevent flooding in the yards backing up to the fields. Per Dave Linnean, this is the second phase, and the county and county engineer are watching the progress.
  + Question posed: Have fire hydrants been tested? Per Dave Linnean, the hydrants are tested every year, it’s a quick process and the fire department has given him quick responses in the past.

# Neighborhood Communication Etiquette

**Joe Lund**

* Please keep in mind that we want this neighborhood and its residents to remain kind and friendly to each other. There may be things the board does or proposes that not everyone agrees with no matter what your view is on the subject. These are non-paid/volunteer positions and each of us have jobs and families that come with its own set of challenges and stress. We have received some not so pleasant notes and comments throughout this year, even on the survey and while you have every right to voice your opinion, please remember to be polite and professional in your communication. We want to hear from you and we need to hear from you so we can continue to make Grand Villa the best place to call home.

**Joe Lund**