

3 PM at Republic Bank

1. Pledge of Allegiance
2. New Business-Kentuckiana Seismic Survey with Steve McMann and Jerry Froman were introduced.

The Highland Latin School is having an athletic field installation project. There may be underground blasting required to prepare the ground for the field installation. It was explained there are 22 homeowners within the potentially affected area. These homes are on Willow Stone Way to Stillwood Court and those on Stillwood Court.

A notice from Kentuckiana Seismic Survey was given to the eligible homes for a survey to document the interior and exterior structural conditions prior to the potential blasting. These surveys are available at no cost to the home owner and would need to be performed from 9/26/11 to 9/28/11.

The representatives stated they would extend the survey dates if neighbors called next week for the sign up.

Business cards and explanation letters from Kentuckiana Seismic Survey were given to the attending members at the meeting. In addition Vicki Lemaster gave the Latin School administrator, Brian Lowe's email ([blowe@thelatinsschool.org](mailto:blowe@thelatinsschool.org)) and phone # 966-9115 if homeowners wanted to obtain any further information from the Latin School.

A concern regarding the lighting on the athletic field affecting the adjoining homes was expressed by Laura Harpring. The President will contact Brian Lowe and inquire about their plans for lighting.

3. Board Members Introduced

President - Vicki Lemaster

Treasurer – Dianne Sadtler

Grounds & Maintenance – Carl Lindeman

Web Administrator – Eric Pullen

Vice President/Activities – Steve Kaufman

4. Reading of Minutes from September 2010- not available due to lack of records. The President explained that Secretary Cyndi Thomas, had not submitted minutes and had not participated with the Board since January 2011.

5. Reports of Current Board Members

Association President's Report given by Vicki Lemaster. Ms. Lemaster thanked the current Board for their hard work and many hours this past year. She mentioned several highlights of the year including:

- The elected Treasurer resigned shortly after the 2010 annual meeting. This caused a delay in mailing the annual dues notice. The Board appointed Diane Sadtler to the position.
- Diane completed the mailing and we extended the due date until March 1. On March 1 liens were filed by the attorney for 11 homes. Five of those homes still have outstanding liens. The attorney is also including mowing and lawyer fees in the liens and the wording on the liens will make them continuous until paid. We will not have to re-file on these five residences again.
- The new Treasurer noticed a huge increase in our water bill and upon investigation found the Time Warner / Hutchins Telecom install of cables at the front entrance had cut our electrical and water lines. The neighborhood did repairs and then pursued reimbursement from these companies.
- Because of the loss of electricity we had a delay in placing the Christmas lights.
- The new Board found we were not in compliance as a neighborhood with the state of Kentucky. We reapplied for Willow Wood Resident Association. Penalties and fees were paid and we are now again in good standing with the state of Kentucky.
- We spent a lot of time on a residence that had multiple families which generated neighborhood concerns as well as the parking blocking the trash trucks and snow plows. This included lawyer and police involvement. This has since been resolved.

- The Board attempted to increase communication with the neighborhood. We now have quarterly board meetings, publish a written newsletter quarterly, update the web site - [www.willow-wood.com](http://www.willow-wood.com) - at least every 2-3 weeks, and published a new phone directory.
- Repairs were made to the front entrance signage. Poor construction resulted in us replacing the WW. In 2011 we had completion of the front signage project with Willow Wood posted on the concrete structure.

Treasurers Report – Dianne Sadtler reported there are still five properties that have not paid the association dues from 2010 and liens have been placed on those properties. Previously there had been 11 home owners who had not paid their dues, but after they were contacted by the contracted Association Attorney six of the delinquent dues have been paid.

Grounds & Maintenance Report – Carl Lindeman reported that new entry and street signs have been installed, neighborhood street sweeping, and dead trees removed from Coolwood Road. There are a few more new signs yet to be installed. The new signage is of aluminum and should require little maintenance and no rust.

Weeds were cut on the Shelbyville Road side entrance to improve the entrance appearance. These weeds were on non Willow Wood Property.

We did have street sweeping after spring rains and it certainly enhanced the neighborhood.

Carl explained that for 2012 we need to begin re-placing the fir trees on Coolwood. Many have died and we need to maintain that privacy barrier.

Carl also explained that there is bridge repair still to do because of crumbling stone.

Laura Harping reported brush and limb debris left behind and near the Shelbyville road entrance area.

Web Administrator Report-Eric Pullen reported there were 87 members registered on the willow-wood.com website. The website costs are under \$ 200/year. Eric is working on restoring the photo option on website so photos of our events can be posted.

Association Vice Presidents/Activities Report-Steve Kaufman reported on the events held during the year;

- Easter Egg Hunt had approximately 40 kids attending even though it had been a bad weather day.
- Neighborhood Yard Sale had very good participation
- July 4 th Parade had the largest turnout as over 250 hot dogs and Dairy Queen ice cream bars. The children had bouncers and water slides with compliments to Richard Bryar generously providing the electric power and water for the day.
- Christmas Decorating Contest had about 50% participation with new winners for the year.
- New Neighbor Welcoming had 12 new families during the year with Stephanie Kaufman visiting them with the neighborhood directory and gift cards. The new neighbors seem to appreciate the visit. We also want them to have a directory and the web site.

## 6. Proposed Budget Review

The 2011 closing financial statement was reviewed. The estimated annual expenses are \$ 7,326 lower than the estimated income. The budget for 2012 was set based on maintaining the same \$ 442 annual dues for next year. The Board did not want to raise the dues during this difficult economy. Therefore the budgeted expenses are equal to the expected income . To do this, we had to decrease capital projects and Holiday Events/Gifts budgets. The budgets were increased for maintenance/snow removal, mowing/landscaping, trash removal, and Utilities based on expected higher expenses. If it is a light winter we will use some of that money to do more capital improvements or will have to resort to savings.

Currently we have \$60,000 in savings and that will be a nice buffer if there is another natural disaster to the Louisville area.

Laura Harping questioned if lower costs for trash collection could be gained by switching to Rumpke. Woody Marcum was complementary of the current Waste Management plan for the yard waste pick up. Many in attendance affirmed their satisfaction with Waste Management so far. The board agreed that no change will be made to the trash/yard waste contract unless there was a significant change to the costs or service by Waste Management.

A motion by Mary Francis Pack to approve the proposed 2012 Budget was made and seconded by Laura Jones. Proposed 2012 Budget was approved.

7. Neighborhood Watch Report

John Lloyd reported that the police resource officer did not show up for the two previously planned meetings. John has talked with the liaison officer and is tentatively expecting a meeting on October 18 if it can be confirmed. Please check the website for updates.

John discussed that the No Solicitation signs at the entrances will not prevent door to door solicitation and that neighbors need to be attentive of each other to reduce criminal activity. Several suggestions are on the neighborhood website and include checking for deliveries left on neighbors door steps that indicate your neighbors are not home for periods of time.

8. Open Floor for items of discussion:

Laura Jones questioned if it was against the association rules to operate a business out of a house as Kelly Plumbing truck is parked with another green truck in their driveway. The board confirmed it is against the association rules to operate a business out of one's home, but it is not against the rules to park a work truck in your driveway.

The Board has received several other complaints regarding a home on Pencross Court with six foot fence, commercial vehicles (back hoes) and the President is attempting to contact this resident regarding Deed Restrictions.

Ben Jackey questioned how tall of a fence that can be installed? The association by laws allow for a 4 ft. tall and open air style fence being allowed. However, on a case by case basis the board can be petitioned to grant exceptions for extenuating circumstances.

Tom Peterson requested that the neighborhood signs be changed to match the color of the entrance signs (black & gold) when they are replaced. He also suggested an American flag be installed at one of the entrances or the circle island and offered to pay for the flag. Those present were in favor of a flag and Carl Lindeman suggested the flag pole be installed near the big rock at the Shelbyville Road entrance as there is electric power available there. Laura Jones offered to have a price quoted for the flag pole by the DAR.

Tom Peterson suggested publishing the names of the delinquent home owners. Vicki Lemaster confirmed that this is an option but the association attorney recommended against doing so due to possible liability from inaccurate reporting.

Association annual fees are due by November 1, 2011 and a lien can be placed on the property if the dues are not paid by December 1, 2011. Payment plans can be setup by contacting the treasurer.

Bruce Crawley reported too many drivers not stopping at stop signs and speeding on Willow Stone Way. He suggested speed bumps near the Foxgate entrance. In the past we have been told city streets can only have speed bumps if installed by Louisville Metro.

Joe McGlaughlin requested a radar speed display be used to make drivers aware of their speeding. The board will check on possible use of radar display vs. speed bumps.

Dennis Skees brought up that neighborhood speeding was discussed at last year's neighborhood meeting. At that time most violators were thought to have been from Willow Wood and not Foxgate.

Last year there was damage to a LG&E pole on Brookstone due to speeding or out of control driver. The President reported we have requested LMPD increased patrols because of the speeding at this corner and they have been very generous to cruise this area frequently.

Hilda Lindeman suggested the police issue more tickets and not warnings for speeders.

Larry Meyer questioned street parking. Deed restrictions prevent large vehicles (campers, boats) from parking on the street. Louisville Metro rules say no vehicle can be parked over 24 hours on the street, nor blocking driveways or visibility. Please call LMPD non emergency metro to report these offenders. The president comment that parking in the opposite direction of the traffic pattern is also a violation of traffic law and will also be reported.

Ben Jackey suggested change the speed limit signs to non standard numbers to help make drivers more aware of the speed limit.

John Lloyd suggested that home owners call the non emergency LMPD # to report odd events that they see in the neighborhood.

Tom Peterson complemented the board on their work for the past year. He motioned that the acting board members serve another term. All in attendance agreed with no opposition.

The open secretary position had Joe McGlaughlin nominated by Larry Meyer with Laura Jones seconding the motion. No objections were made.

Hilda Lindeman complemented the Newsletters that have been made by Robert Lemaster who took over the responsibility in place of the previous secretary.

Minutes will be posted on the website under the Document section.

Meeting was adjourned.