

WWRA Board Meeting

01/28/2022

Members present:

Brandon Staggs, President
John Ackerman, Treasurer
Clark Duncan, VP of Communications (formerly Web Administrator)
Will Barry, VP of Grounds & Maintenance
Kristen Kyriacou, Secretary
Emily Staggs, VP of Events

Meeting started at 5:35

Grounds & Maintenance (Will):

- Will shared the proposal comparisons. J's was the lowest bid, but they missed some areas, and revised their bid. Aphix was asked to eliminate mulch turning and they are now the most competitive bid at \$25,845. Will recommends that we sign with Aphix. We are currently paying them approximately \$25,000, and the new proposal will be in-line with market pricing. They offer a 2-year contract that is proposed to start in February, but we can start it in March and save a little money. It runs for a rolling 24 months. The amount is fixed each month. At this time Aphix is doing our snow and ice removal only, and we pay \$600 for each salt application.
- Fallen trees were removed from a common area.
- LG & E project: They will start work in March and will hire a formal landscaper to address the damages that will result from their work. All electrical lines will have trees removed 20 feet on either side. This will dramatically change the look of the neighborhood. Each individual homeowner who is impacted has the opportunity to work directly with LG & E. We will need to develop a system to communicate directly with those neighbors who are going to be impacted.

Communications (Clark):

- Wild Apricot has been purchased. Clark will finish the website this weekend. The new Facebook has a notification to members with information about how to move to Wild Apricot. This will now allow more engagement from the community because they will be able to put information on the site. Once Wild Apricot is up and running Clark will delete the Face Book page. We need to notify all residents of the transition to Wild Apricot
- The next newsletter will be the last hard copy, with specific information about how to access information on the Wild Apricot website. Brandon is responsible for doing the newsletter with input from all board members.
- Some residents do not use email and Brandon will go personally to those individuals to talk with them.

Bylaws Committee and Deed Restrictions (Brandon):

- Brandon met with John Kolb regarding the By-laws and Deed Restrictions revisions. Bylaws are not applicable to community as a whole, but only to the Board. The deed restrictions are the guide for all residents in the neighborhood. New residents are supposed to receive the Deed Restrictions and Bylaws from the closing agent when they purchase the home.
- Within these deed restrictions there is a clause that says whatever needs to be done, the homeowner is responsible for reimbursing the board. Example: vehicles parked on street can be towed by the board and we can bill the home owner for the expense.

- Brandon will look for volunteers to serve on this committee. John K. would like to have a maximum of 10 people on this board. It is suggested that each item be voted on separately, instead of the entire document. Brandon has the original by-laws that were written when the subdivision was established. Brandon will share these with the board members. John K. has contacted the county to see what is on record. All board members need to talk with their neighbors to see if anyone is interested in serving on the committee.
- John K. will hold the committee meetings from his law office, and will not charge the board anything for his work.

Treasurer (John):

- There are only 4 houses that have not paid their homeowner's dues leaving us in a healthy financial situation.
- Interest rates are being compared at several banks.
- He is working on establishing Quick Books (Wild Apricot has a link to export data into Quick Books).

Events:

- Spring Event may be impacted by LG&E and their work. Possibly a Spring cleanup event.
- Yard Sales - Are we doing a yard sale this year? Spring and Fall yard sales will be held, and we will advertise the dates once they are determined.

Complaints/Other Issues:

- If anyone board member receives complaints from residents, please share with Brandon.
- 106 Willow Stone Way has had very large trucks parked on the street. The Air Bnb advertised that there is available street parking, and this has caused a problem. There are an unknown number of people living in the home. Sydney and Stacy Hoagland are the homeowners. Brandon suggested we reach out to our lawyers and find out what we can do legally.
- Neighbors are not pulling their trash cans in after trash pick-up each week. Spread the word among your neighbors that they are responsible for pulling their cans off the curbs.
- PTA president of Middletown is requesting the use of our neighborhood for a 3K walk. (She is a WWRA resident). She would like us to close Willow Stone Way for 1-1/2 hours from 9-10:30 on March 26th. This would be difficult to manage logistically. Clark will communicate with her that this will not be possible to shut down the traffic for this amount of time.
- A jeep was stolen from a home in our neighborhood recently on Bent Tree Court. Please be on the alert.
- Brandon wants brief write ups from all board members for the newsletter to publish in the Spring by February 3, 2022.

Meeting adjourned at 6:34 pm.