

WWRA minutes 11/5/2021

President: Brandon Skaggs
VP of Grounds: Will Barry
Web Administrator: Clark Duncan
Events Coordinator: Emily Skaggs
Treasurer: John Ackerman
Secretary: Kristen Kyriacou

Called to order at 6:25.

Introductions

Each board member gave a brief background summary.

Prior Board Unfinished Business

1. Budget
 - a. Brandon reviewed the minutes from the 2021 Annual Homeowners Association Meeting which was held on 9/26/2021.
 - i. No budget was approved at the annual meeting.
 - ii. We can either present a new budget at a special meeting or use the previous year's budget.
 - iii. The board agreed to roll over the previous budget.
 - b. Christmas lights are being stored at Country Squire
 - i. The idea of having the Christmas lights strung by the community was discussed, but it was felt there is not enough notice this year. This may be revisited in the future.
 - ii. John Ackerman will look into whether the cost we are paying now covers storage only, or is it also for decorating. The lights should go up immediately after Thanksgiving (by December 1).
 - c. Halloween 2021 expenses totaled approximately \$220.
2. Air BNB at 106 Willow Stone Way
 - a. This property is being addressed
3. Updating of Deed Restrictions and By-Laws
 - a. A subcommittee will be formed to revise the by-laws and board members are restricted from participating in this committee.
 - b. John Kolb (attorney) has offered to chair this committee, and volunteers will be asked for and accepted.
 - c. It is expected that this committee will include 5-10 individuals.

- d. Present and past board members will be restricted from participating in this subcommittee to avoid any conflict of interest.
 - e. This committee will be requested to have a draft proposed by 6/30 to be voted on at the annual membership meeting.
 - f. Some of the areas discussed that will be brought up for John are:
 - i. Rentals
 - ii. Current Board Organization
 - iii. Dated by-laws that are not applicable to current times or technologies
 - iv. Ability to keep by-laws up-to-date
4. Grounds and Maintenance
- a. Speed bump vs. stop signs
 - i. Speed bumps are harder to maintain.
 - ii. Speed humps are also effective (more rounded) and require less maintenance because of the potential damage from snow plows.
 - iii. There was a suggestion to place 4 speed humps (on Willow Stone Way near the Club Oak intersection, one near Willow Stone Court, and between New Stone Court and Brook Stone Court, and another just after the owl carving). Will agreed to look into this issue.
 - iv. LG&E Powerline Work
 - v. We were notified by LGE that they will be clearing trees under all power lines up to 8 feet into impacted yards.
 - vi. They will notify residents if they will be impacted.
 - vii. LG & E should provide us with a letter to give to residents that will be sent out 12/6.
 - b. Becoming more energy efficient – (possible street lights).
 - i. The option of changing to LED bulbs will be explored.
 - c. The trees on many sidewalks and common grounds need some maintenance to trim low hanging branches, dead limbs, etc.) and the Owl carving may need termite treatment.
 - d. It was suggested that we have Community cleanup events where all residents can volunteer to help with neighborhood maintenance for tree trimming, light pole maintenance, etc. A food truck could be invited to motivate residents.
 - e. Broken Glass on light at front entrance – Will is going to address this.

New Board Business

- 5. Treasurer

- a. We are working with the bank to make sure we can pay our bills with electronic transactions.
 - b. Capital expenses – Brandon wants to start creating a capital expense line so future boards will be able to access this.
6. Grounds and Maintenance
- a. Our contract with Aphix expired on 11/2/21.
 - b. We are currently out of a contract but are planning to bid with several quotes.
 - c. The option of having leaf removal for individual residences will be considered.
 - d. Recycling –
 - i. Brandon suggested we bid-out from a choice of 4 companies for waste and recycling (Waste Management, Republic, Echotech, and ???). He will explore this with Will.
 - e. Our current contract with Waste Management is vague and needs to be more transparent for residents. Brandon will look into this.
 - f. Aphix contracts – snow and ice bid – We need to expedite this due to the impending winter weather. **Will made a motion to sign this contract for snow and ice removal. Motion passed.**
 - g. **Motion made to sign contract to do a final mowing and leave removal for November before the winter season (approximately \$1,339.61/2) for 1 more mow in all common areas and entrances, and (\$991) for leave removal. Motion passed.**
 - h. Kristen was contacted by a property owner.
7. Events (total budget is \$2700)
- i. Christmas – Emily is planning a fun event for kids and families. This may be held near the Owl carving, with a tentative date of 12/11.
 - ii. Memorial Day Celebration
 - iii. Fourth of July '22 – petting zoo was very popular, but many people also preferred the slide.
8. Web Master
- iv. **Motion made that this position be renamed as: Vice President of Communications. Motion approved**
 - v. Looking at alternative web hosting in order to increase the return on investment here

Several alternatives are being looked at and will be decided on the board for how they can improve current board initiatives Meeting adjourned at 9:50 pm

Next Meeting: TBD