

**FRIENDS OF KENTUCKY ACRES  
MEETING MINUTES 11-19-17**

AGENDA

1. WELCOME/INTRO GUESTS
2. MEETING RULES AND VOTING
3. BYLAWS AMENDMENT
4. TREASURER'S REPORT
5. FRONT ENTRANCE PROJECT
6. NEW ITEMS/NEXT MEETING SUGGESTIONS

1. WELCOME/INTRO GUESTS

FOKA President Ted Kaiser opens meeting and introduces two special guests Chris Haunz - Fiscal Court Magistrate and Jerry Nauert - Director of Emergency Management.

- a. Magistrate addresses question regarding uniformity of neighborhood street signs and notes that county roads department has been contacted to update signage.
- b. Member notes grievance regarding the heights of stop signs in the neighborhood are not within DOT compliance. FOKA will try to get standards info, issue on website and contact DOT if found to be out of compliance.
- c. Magistrate addresses questions regarding second entrance to the neighborhood. Notes it has been brought up to the county seven times previously and has not seen any closure of issue. Will start the conversation again with fiscal court regarding a second entrance and will update FOKA as soon as possible.
- d. Member suggests petition to require 2<sup>nd</sup> entrance be collected and presented to county.
- e. Director of Emergency Management will check on gate access at rear of neighborhood for automatic 911 notifications.

2. MEETING RULES AND VOTING:

FOKA Vice-President Cindy Priddy reviewed the meeting rules with the membership to help ensure a successful meeting.

- No 816 page book of Robert's Rules. Our rules are Simple and Short...
- Copies of last meeting minutes and bylaws available for your review
- Start/End meeting in timely manner – Be mindful of time with questions/comments
- We follow the Agenda – No derailing the meeting with items not being currently covered.
- Be mindful of litter and food. We are guest at this firehouse.
- Be polite and neighborly – appropriate language please.
- Please hold all questions until we open the floor for them.
- Remember the officers are volunteers – Use Golden Rule NOT Thunderdome Rules....
- When voting, YEA or NAY, raise your blue vote card and keep up until we finish the vote count.
- If voting as a Proxy, don't forget to raise your pink vote card as well as your own vote card.

3. BYLAWS AMDENDMENT:

FOKA Vice-President Cindy Priddy reviewed the recommended Bylaws amendment.

PROPOSAL: Change Article IX, Section 2, (c)

(c) To submit, based upon a proposed budget to be approved by the general membership, the amount of the assessment against each property owner (one assessment for each resident, not lot owned). To send out assessments 30 days before the due date of the first (1st) day of January. To place liens on the property on April 1st of each year if not received by March 31st

RECOMMENDED CHANGE: Change to a fiscal year schedule (July 1 – June 30) for assessments rather than a calendar year schedule (Jan 1 – Dec 31) schedule.

Proposed bylaws change was brought to a vote by membership and was passed with 23 members/proxies voting FOR the amendment and 0 member/proxies voting AGAINST the amendment.

#### 4. TREASURER'S REPORT:

Co-Treasurers Mike Hayden and Jay Shunnarah present current budget info.

##### Friends Of Kentucky Acres Home Owners Association YEAR: 2017



EXPENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL	TREND	Budget	Variance
Advertising	\$0.00	\$0.00	\$0.00	\$0.00					\$179.50				\$179.50		\$250.00	(\$170.50)
Lawn Mowing	\$0.00	\$0.00	\$55.00	\$220.00	\$275.00	\$280.00	\$220.00	\$275.00	\$225.00	\$275.00			\$1,825.00		\$1,500.00	(\$2,675.00)
Landscaping	\$0.00	\$0.00	\$0.00	\$60.00	\$433.00				\$185.09				\$678.09		\$1,500.00	(\$821.91)
P.O. Box Rental	\$0.00	\$0.00	\$0.00	\$49.00						\$82.00			\$131.00		\$60.00	\$71.00
Postage	\$0.00	\$0.00	\$0.00	\$0.45	\$0.00	\$370.80							\$371.29		\$600.00	(\$228.71)
QC Water			\$9.66	\$9.66	\$9.66	\$9.66	\$9.66	\$9.66	\$9.66	\$9.66			\$77.28		\$380.00	(\$302.72)
LOA E	\$253.53	\$259.53	\$215.37	\$198.21	\$227.68	\$226.59	\$227.44	\$232.18	\$234.19	\$233.27	\$233.84	\$238.96	\$2,780.89		\$2,496.00	\$284.89
Website Hosting & Admin	\$0.00	\$0.00	\$0.00				\$167.68						\$167.68		\$1,200.00	(\$1,032.32)
Legal	\$0.00	\$0.00	\$0.00	\$15.00						\$70.00			\$85.00		\$2,000.00	(\$1,915.00)
Miscellaneous	\$0.00	\$0.00	\$0.00		\$149.20		\$30.38	\$58.80					\$238.38		\$500.00	(\$261.62)
Holiday Decorations	\$0.00	\$0.00	\$0.00								\$182.12		\$182.12		\$500.00	(\$317.88)
Liability Insurance	\$0.00	\$0.00	\$0.00										\$0.00		\$200.00	(\$200.00)
													\$0.00		\$0.00	\$0.00
<b>TOTAL EXPENSES</b>	<b>\$253.53</b>	<b>\$259.53</b>	<b>\$215.37</b>	<b>\$462.38</b>	<b>\$1,984.54</b>	<b>\$837.55</b>	<b>\$556.18</b>	<b>\$575.94</b>	<b>\$731.44</b>	<b>\$888.99</b>	<b>\$415.88</b>	<b>\$238.96</b>	<b>\$8,616.23</b>		<b>\$14,188.00</b>	<b>-7569.77</b>

- Have copies of bills paid for members inspection
- First yearly assessment mailers required extra time as county records provided had inaccurate address/property info. Addresses were then physically verified with corrected mailers sent to affected addressees.
- 81.8% of Kentucky Acres lots/homes have paid the annual assessment of \$45. Those who have not paid will have a lien placed on their properties for a total of \$106.
- Four notifications have been sent out to those home owners who have not paid yet which is more than reasonable notification for them to make good on the annual assessment payment.
- New expenses projected for 2018 include a website redesign and addition of liability insurance. – these expense are already covered in currently approved budget.
- No need to approve 2018 budget as today is simply a report. New budget will be presented to membership in Spring 2018 for new Fiscal Year planning per bylaws change.

#### 5. FRONT ENTRANCE PROJECT:

FOKA President Ted Kaiser presented information regarding the front entrance project to redo the masonry units located at the front entrance of the neighborhood.

- Voting on the website for a single masonry unit in the center was far more popular than the current set up with dual masonry units. Dual flower beds and areas for landscaping will be kept to enhance the curb appeal of the front entrance.

- Pictures were shown again showing the rapid deterioration of the masonry and wood units at the front entrance. They will soon fall apart and are already showing their age and rot from 40 years of exposure to the environment.
- We have met with the county engineer who has approved the proposed plan for the new entrance redesign. It will require the movement of the front center county light post per the engineer otherwise the new design has been approved.
- Differences between dry stack and engineered stone were demonstrated and it was noted that the reuse of salvageable stone will take place with the redesign efforts.
- Question from a member regarding simply patching the current masonry units and it was pointed out that the units were patched 12 years ago and that the current dated masonry units would continue to break down due to the use of mortar rather than the current dry stack style that is currently used by most masons to ensure durability.
- A special one-time assessment would be required to provide the funds necessary to complete this project. A member asked if a lien would be issued for those not paying the special assessment. The answer is yes, non payment of approved special assessments will result in a lien if not paid.
- Options and projected costs were (below) reviewed with membership:

FRONT ENTRANCE CENTER MASONRY UNITS OPTIONS/PROJECTED COSTS

1.	DRY LAY USING RECLAIMED STONE (JACK HURD)	\$6160
	REMOVE EXSISTING MASONRY UNITS/RECLAIM STONE	\$1600
	TOTAL	\$7760
2.	MAN MADE ENGINEERED STONE BLOCK (DAMON BYRD)	\$4500
	REMOVE EXSISTING MASONRY UNITS/REMOVE LANDSCAPING	\$950
	TOTAL	\$5450
3.	MISCELLANEOUS CENTER MASONRY UNIT COSTS	
	RUN ELECTRIC UNDER ROAD TO CENTER UNITS	\$950
	NEW ELECTRICAL BOXES/SET UP FOR CENTER/SIDE UNITS	\$850
	NEW MAPLE TREE	\$600
	NEW POLE LIGHT/CONTRACT (LG&E)	\$25
	TOTAL	\$2425
4.	PROJECTED COSTS OF DUAL SIDE UNIT FLOWER BEDS	
	MATCHING DRY LAY STONE FLOWER BEDS (JACK HURD)	\$5200
	MAN-MADE ENGINEERD STONE BLOCK FLOWER BEDS (DAMON BYRD)	\$4200
	LANDSCAPING NEW FLOWER BEDS WITH SELECT BUSHES	\$4600
	NEW BLACK 4 BOARD FENCING IN PLACE OF CURRENT DUAL MASONRY UNITS – 40 FOOT LENGTH.	\$1000

- Voting held on options and associated costs. Vote results for option 1 (Jack Hurd) dry lay stone along with option 3 updates resulted in 17 members/proxies in favor of this option. Vote results for option 2 (Damon Byrd) man made engineered stone block along with option 3 updates resulted in 3 members in favor of this option. Option 1 with option 3 updates selected for new entrance improvement plan.
- Voting held for option 4 items related to Jack Hurd dry lay stone dual flower beds along with landscaping and fencing updates for new dual flower beds. Vote results for this option resulted in 18 of 22 members/proxies approving the additional items.
- Project total will result in a \$17,485 pricetag to complete the project which would result in a one-time special assessment of \$50 to all members. – total cost of project is actually like

\$21,000 and change. The Board agreed to utilize \$3,500 of the money that was left over from the prior Board that is in the bank account.

- Special assessment bills will be sent out in late January with a due date of Feb. 28<sup>th</sup>. Front entrance project expected to begin at the start of March.
- The special assessment and annual assessment will not be combined.

#### 6. NEW ITEMS/NEXT MEETING

- New items include issues related to a second entrance which will be followed up on and discussed at next meeting.
- Next expected meeting to be in Spring of 2018.