

The Club at Twelve Oaks
Meeting Minutes Friday, 9/6/19

The meeting was called to order at 7 pm.

The following members were in attendance: Amanda Watson, Melissa Bartley, John Bartley, Beverly Bowman, Shawn Gaudio, Melissa Whittington, Rusty Whittington, Mike Mills, Cyndi White

- Meeting Minutes from the August 1st meeting were delivered to PNC Bank for processing. As a result, Amanda Watson and Shawn Gaudio were added as signers to The Club's PNC Bank account and issued Club Credit Cards.
- The paperwork is in process for Club credit cards to also be issued to Scott Carnes, the new Pool Committee Chairperson and Rusty Whittington, the new Maintenance Committee Chairperson. Our awesomely outstanding club member, Mike Mills, has graciously agreed to instruct and continue to assist Scott and Rusty as they take on these committee responsibilities.

Treasurer Report:

- Amanda Watson, The Club's new Treasurer, shared & reviewed a current financial statement. The Club currently has a \$39,022 balance in the bank account with no major expenses in the upcoming month. The only uncertain cash flow amount is for rentals. Amanda has \$9,177 currently listed as the income from rentals in 2019, but needs to continue reviewing the details of Quickbooks to confirm.
- Cyndi White handed over the 2019 expense receipts to Amanda at the very hour of this meeting, so Amanda has a bit of finalizing and confirmations to make with the current category allocations for a handful of expenses.
- Cyndi White also gave the remaining petty cash funds to Amanda.

Plans for General Membership Meeting and Elections:

- Many thanks to all the current Club Board Members/Officers for their long standing dedication and service to The Club at 12 Oaks.
- Amanda Watson is the new Club Treasurer and has already assumed those responsibilities as of September 6, 2019.
- Election of the remaining new Club Board Members/Officers will be held soon. Beverly Bowman requested to be placed on the ballot to run for secretary.
- The term of office for the new Club Board Members/Officers will be for a period of 3 years. (This is subject to change as the needs of The Club change.)
- An email announcement/notice will be sent to Club Members regarding an upcoming General Membership meeting and Election scheduled for 4pm on Sunday, October 6, 2019.
- The email announcement/notice will include instructions regarding nominations for Club Board Members/Officers and the absentee ballot process.
- An email notice will be sent from The Club at 12 Oaks website gmail account to notify the Club Members. It will be necessary to USPS mail the notice to those members whose email addresses bounce and to those members who did not provide an email address on their 2019 annual registration form. We will do our best to notify all Club members. [*There are 56 Club members in Section V and 15 Club members who live in Sections I-IV for a total of 71 Club Members for year 2019.]

Additional Business:

- Amanda was successful in securing 14 new pool lounge chairs at \$45 per chair to replace the current green & white lounge chairs that have been in desperate need of replacement.
- The Club has Termite control contract now with OPC at \$125 per year. But no other pest control treatments have been scheduled since Bugs Or Us sold out to OPC. Instead, The Club approved for Mike Mills to purchase and spray the building and pool facilities as needed for year 2019.

- The large rear projection TV in the lower level is no longer wanted/needed and needs to be removed. [Yes, it still works great. But, it is over 20 years old, it is old technology, & it is not worth any money.]
IF we can find someone who is willing to take it – we will **GIVE IT** to them. Otherwise, we need to find a way to dispose of it. It is very large & heavy.
- What was once The Club’s office space is now the Club’s storage room. There are many shelves to be set into place, the telephone and copier properly placed, and the supplies neatly placed on the shelves.
- The device plugged into the wall of that room is an **AT&T Cellular Home Phone** device. This is what makes The Club’s phone system work. **SO, DO NOT UNPLUG IT!** Keep it safely protected from getting damaged by whatever is placed on the shelves.
- Anticipated Large Expenses:
 1. A new HVAC unit (the last original unit to be replaced) The blower motors have been repaired on all 3 furnace units.
 2. Pool/Club Security with technologically advanced key entry systems and “fobs” for pool access. Scott Carnes is leading the initiative to attain bids/quotes in hopes that the board/committee can review & discuss this before the next pool season, if not sooner.
 3. Pool Repair - expecting this to be \$10,000+. There is a crack near the steps and it is causing a leak. We will open pool/take pool cover off in March 2020 (earlier than usual) to coordinate several contractors to review & provide estimates with the hope that the repairs could be scheduled for Sept 2020.
 4. Lower Level Bathroom Floors Refinished - installing a waterproof luxury vinyl plank floating floor rather than re-painting the concrete floor. Brandon Taylor of Tailored Renovations has provided an estimate of \$3,100. Amanda Watson will ask Brandon to get sample floor and details of plan of action to discuss with full committee/board before given the green light to begin work. Other estimates were attained during Spring/Summer 2019. Brandon’s quote was the lowest among the 3 quotes. Carpet Selections and Carpet Values in Mt Washington were the other quotes.
 5. Painting the Club’s main floor interior is a low priority, but repairing the water damage on the fireplace wall is probably affordable based on all the other anticipated 2019/2020 expenses. We will get a quote from Brandon Taylor.
- Landscaping needs trimming/cleanup was discussed. Amanda agreed to take the lead on planning a date for anyone interested to help do the work.
- Cyndi White advised that someone needs to make an update in the Club’s Registered records at the Bullitt County Clerks Office regarding The Club’s Annual Dues. [Ask John St Clair for guidance on how to proceed.] The record currently states that the annual dues are \$350. However, this has since increased to \$400. The record needs to be updated to simply state that –
The Club has Annual Dues (and not state an amount)
And maybe want to include the phrase “which are subject to change.”
- Cyndi White provided Shawn Gaudio with a USPS box key. The other USPS key has already been given to Amanda Watson.
- **Next meeting 4pm General Membership meeting for Oct 6th.**

Meeting adjourned at 8:30 pm