

The Club at Twelve Oaks
Meeting Minutes
Sunday, November, 17, 2019

Members in Attendance: Tina Jenkins, Rusty Whittington, Beverly Bowman,
Allison Taylor, Scott Carnes, Amanda Watson

Meeting called to order at 4:17pm by Amanda Watson

- Amanda went over financials, estimations of a full year and unpaid dues.
 - Mortgage balance is approximately \$100,000. Estimated to be paid off in 2027
 - \$3,700 property taxes already paid (\$100 less than last year).
 - We have a 2,000,000 club insurance policy
 - \$600 pool expenses (same as before)
 - The Martin's still owe \$400 dues. Club voted to swipe their balance clean. Motion made by Rusty and 2nd by Allison
 - \$2,500 will be paid from the closing from Cindy's house
 - \$400 still owed by the Lawrence's. Amanda will make a call to them to figure out their intentions on paying their balance.
 - \$29/month phone bill. (Scott will check into this for us)
 - We have 2 Salt River bills, 3 water bills and 1 LG&E bill monthly. (Amanda will call to find out why)

Additional Business:

- Rusty will call Mike to see how we are going to winterize and remove the outside shower
- Rusty is going to speak with Shawn and ask who manages the thermostat and will get back with us regarding the cost and seeing if it's possible to have it automatically turn the temperature down at a certain time

- Lawn Service is currently being paid to Dewey Hilbert at \$85.00 per mow. Scott says that Caesars Lawn Care can do it for half the price. The board voted to accept Caesars Law Care. Motion by Tina Jenkins, 2nd by Amanda Watson.
- Amanda will call Mike to find out who plows the snow. We need to have a plan if there is an event and snow need to be plowed
- Internet is through Blue Host and is currently \$70 to host the website. We need to set money aside to have someone administrate the website. Amanda will ask her friend if she can do it.
- Because we are a 501c3, we are not able to advertise. We need to find out if we are in the same price range for rentals as other club houses. Our rentals are down right now. We need to get a summary of rentals for the entire year. Right now, Sunday rentals are \$75. Beverly is willing to take over rental cleaning and confirm it is done correctly after rentals and she will speak with Shawn and Nicki about helping with rental clean up. Allison will get prices of different rentals for us to compare to. We also need to possibly put money in the budget for updating and beautifying the club house.
- Amanda had someone come and look at painting the clubhouse. She will have a quote available shortly. We will talk more about painting and dry wall repair and/or replacing at a future meeting
- Scott has 2 guys to get quotes from for pool repair
- Rusty will fix the jagged part in the pool for now
- Stuart Brown built the pool and Scott will contact him to have them come and look at the pool for an estimate and their opinion of the repairs. We have to decide when to open the pool so that they can come and look at it. (Possibly March)
- We need to prioritize club house repairs
- We have 3 quotes for basement and bathroom flooring repairs. Allison can get latest quote for bathroom ONLY from Brandon. Thinking about possibly going with Vinyl

- We had questions about updating a more secure entrance to the pool. It will be approximately \$9,184 to update the entrance with cell phones or fobs. This price will also include locks for the outside bathroom and fence. We need to get a 2nd quote for the gates, access and pool repair. We also discussed extending the fence to enclose the outside bathroom and possibly paving it, keeping the old fencing for security of little children. Rusty & Scott will get quotes for this
- The 3rd AC Unit still needs to be repaired. We need to set money aside for this repair
- We have 54 Section 5 Club members, of which 1/3 used the pool in 2019, 7- non members pay to use the pool, which is \$450. We had 8- non members for 2018. Amanda is going to research the membership fees from other pools. We need to find out ways to bring in more money
- If we can find a way to increase rentals by 20% and increase pool fee's by 5 families, we can net \$5,000
- We need to have email reminders sent out to pool members regarding pool etiquette and take action when it's not done. We have to document everything. The email needs to clearly state the rules and that we reserve the right to revoke pool privileges. The Board voted on this. Motion by Tina Jenkins, 2nd by Rusty.
- We need to work on getting the bathrooms done for the upcoming season. The flooring can be done later.
- Amanda would like to work out a way to incorporate electronic payments sometime in the upcoming year. Cindy White and husband would do the paperwork for \$60. The letter should be ready to go out around April or May
- We voted to table the pool cameras
- The Board voted to get a 65" TV installed above the fireplace and get the dry wall fixed at the same time. Motion by Amanda Watson, 2nd by Scott

- Amanda will contact Shawn and Melissa about Xmas decorating and will let us know the details. We can all pitch in and help.

Upcoming Events:

- December 7th, 10am-2pm. Breakfast with Santa. Volunteers needed. Contact Shawn Gaudio (502) 417-3751 to volunteer

Tasks Re-Cap for Board Members

- Amanda – Check on water meter, quote for painting individual rooms, entire hall and bathrooms, check on Website information (also ask friend if she can administrate the website), check to see why we have 2 Salt River bills and 3 water bills, contact Shawn and Melissa about Xmas decorating and call Mike to find out who plows the snow
- Scott – Contact Caesar Lawn Care for grass, check the internet issues for the building, quote for painting individual rooms, entire hall and bathrooms and check on pool repair, check on \$29/mo. Phone bill
- Nicki – Check on the snow removal procedures
- Rusty – Check on thermostat (cost and see if we can get it to automatically turn down at a certain time), get 2nd quote for the fobs, check on the AC repair and service for the AC, check on the fencing, fix jiggered part in the pool (when pool is available) and call Mike to see how we are going to winterize and remove the outside shower
- Allison – Breakdown quote for repair of bathroom floor and dry wall

*******Next General Membership Meeting, December 8th, 4pm*******

Meeting adjourned at 6:05pm, Motioned by Amanda Watson, 2nd by Beverly Bowman