



The Club at Twelve Oaks

PO Box 1463 | 179 Oak Valley Court | Mount Washington KY 40047

Meeting Minutes – Apr 10, 2024

Meeting started Wed 4/10/24 at 6:32pm at the Clubhouse.

Attendees: Allison Taylor, Scott Carnes, Amanda Watson, Rusty Whittington, and Beverly Bowman

1. March meeting minutes review & deliverables update

Action Items:

- Scott to send pic of pool pump timer to Allison – COMPLETED.
- Allison to locate electrician to install timer – 4/10 UPDATE: Allison & Brandon have an on-site meeting with electrician 4/11/24.
- Scott to share best suited Nest camera to the group for approval - camera for pool gate monitoring. 4/10 UPDATE: Scott recommends we invest in the Arlo camera set – 2 cameras (pool gate and clubhouse front door) with a sensor/monitor that he will install inside clubhouse. Camera for front door will be wireless with a “pad” that can be plugged inside the clubhouse to send power charge. Pool gate camera may be hard-wired.
- Pool signage - Nikki to procure necessary updates for pool signage based on health department citation last year. (Current pool sign photo attached) -4/10 UPDATE: Nikki not in attendance – we will ask for her update via email/text.
- Rusty to manage install of 3rd HVAC replacement - *installation scheduled for 3/28/24* – 4/10 UPDATE: rain has delayed install. Will install week of 4/15.
- Amanda to manage pool pump door replacement - *completed 3/25/24*
- Amanda to manage pool gate repairs - *tentatively on schedule before 4/1/24* – 4/10 UPDATE: Donnie picked up materials in Somerset 4/9. He will be out to install as soon a rain stops, which could be Friday 4/12 or Mon 4/15.

2. Property Insurance Update:

Since our 3/13/24 meeting, our new property insurance provider, The Hartford (via Mike Mills daughter Michelle Lunsford) has communicated that they no longer want to cover our entity, given that we operate “an event venue with an onsite pool that is unmonitored by lifeguards. This is not an acceptable exposure under ...underwriting guidelines.” The Hartford agreed to provide coverage for 45 days from 3/25/24. This is interesting as Michelle had procured a quote and underwriting approval. She states this has never happened to her before and she’s quite embarrassed. The commercial insurance landscape seems to be going through many changes that has created complex decisioning trees in the underwriting department. Michelle has also stated that through her brokerage relationships, other providers (Liberty, Auto Owners, and even Nationwide) state that they will only provide coverage for EITHER the unmonitored pool OR non-member rentals, but NOT both. Michelle does have one provider, Western World, who will provide full coverage of both for \$8,000 annually. (*We signed with The Hartford for \$4,000 as Nationwide had raised their policy in Dec 2023 to \$6,460 annually*).

Scott is communicating with his agent at Erie. Erie underwriting had asked for confirmation that HOA and Club were separate entities, so we should receive next steps/quotes very soon.

Amanda has procured another quote and full underwriting approval from Secura, via agent Justin Howard of Houchens Ins. Group in Etown. This quote is \$7,084 for unmonitored pool and renters – member or non-member.

The Hartford has also changed their cancellation timeline, so the latest date is 4/18/24. Scott & Amanda confirmed that they will work diligently to ensure we have continuous coverage.

3. Rental landscape

- a. 2024 management
 - i. Beverly has noticed rental requests slowing down. We are not sure if its due to market dynamics, our recent increase in fees or not. Otherwise, rentals are going smooth. Tracy & Mike, new cleaning team, are doing great work. This has removed the stress on Beverly personally cleaning post rentals.
- b. 2025 management w/o Beverly
 - i. Discussion tabled to next meeting.

4. Pool Season Readiness:

- a. Volunteers
 - i. Pool member notices went via mail mid-March. These notices included the message of a rebate for volunteers. Brian Sanders has agreed to help with open/close again this year. Marcia Goodman text Scott with interest as well. We will need more volunteers to manage 2024 season in the manner that is needed for consistent opening/closing. All agreed to discuss in May meeting, prior to pool opening.
- b. Chemicals:
 - i. Scott motioned to order bromine buckets online as he did last year, given the current price per bucket is \$219. Everyone agreed to move forward with buying 10 buckets, as we used 13 buckets in 2023. The Club credit line is \$2,000 so Amanda will pay current balance then notify Scott when \$2,000 is available to make online purchase.

5. Membership Dues Update:

- a. Section 5 – discount deadline was April 1st. Dues due date is May 1st. We have 7 families that haven't paid YTD, including the 3 families who still owe for 2023. Amanda will send reminder notice last week of April. Then we will act 2nd week of May with lien notices.
- b. Unpaid from 2023
 - i. Sharpe family, Wooten family, and Roney family are still outstanding. We will send lien notices if not paid by May 1, 2024 deadline for 2024 dues to be paid, to be efficient with the lien fees that Clubhouse will pay. Amanda will send notice reminders April 1 to these 3 families for 2023 and 2024 dues.

6. Future discussions

- a. The group initiated discussion around scheduling an annual meeting for all members in Fall 2024 to begin the dialogue of the Club/Pool post mortgage payoff, set for July 2026. Our current cash flow estimations hover around \$5,000 year-end 2024 and 2025 each, but 2026 will have higher balances as we will only pay \$9,000 in mortgage rather than the \$16,000 per year we've been paying. While the additional cash seems like a great surplus, the aging property can easily take that surplus and then some. We will need to evaluate and decide what the priorities should be, based on member desires (i.e. Scott mentioned the aging pool will need a major renovation in 5-15 years as the concrete foundation won't hold forever given the weight of water – what should that renovation look like? Clubhouse banquet room carpet – should it be changed to luxury vinyl? Hardwood? Should we continue non-member rentals or create a more open-atmosphere policy for member usage without organized scheduling of events? Parking lot updates, etc.) There are a variety of ways to move forward, so we need to begin the discussion now and create a more cohesive long-term plan.
- b. In addition to this discussion, we need to plan communication for the full membership to understand the current board member's bandwidth and resource-limitations to determine should a property management company be evaluated for near-term transition, or additional/other members join/replace the current board. The current board feels that they have been successfully managing the property given the strapped resources available; however, they are open and eager for more participation from others. Everyone in attendance agreed in concept with this thought.

7. Next meeting scheduled for May 8th @ 6:30p.

8. Meeting adjourned 7:38p. Scott motioned. Allison seconded. All were in favor.