



# The Club at Twelve Oaks

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

## 06.27.23 Meeting Agenda & Minutes

Meeting started at 7:00p.

Attendees: Nikki Gaudio, Allison Taylor, Beverly Bowman, Rusty Whittington, Scott Carnes, & Amanda Watson

- Amanda started meeting with a Financial Update – June YTD – cash balance is \$41,000. With current forecast for remainder of 2023, cash balance will be close to \$24,000, without any capital expenditures or improvement projects. Everyone agreed we need to have additional meetings to invest in prioritized improvement projects.

- Membership Update

<b>Dues Landscape</b>						
	<b>2023</b>		<b>2022</b>		<b>2021</b>	
<b>2022</b>	<b># members</b>	<b>\$ collected</b>	<b># members</b>	<b>\$ collected</b>	<b># members</b>	<b>\$ collected</b>
club member	9	\$ 2,100	9	\$ 3,150	11	\$ 3,900
outside pool	15	\$ 6,150	19	\$ 7,750	18	\$ 7,650
pool member	25	\$ 10,250	23	\$ 9,300	23	\$ 9,800
Sec 5 member	55	\$ 22,650	58	\$ 27,485	57	\$ 31,700
<b>Grand Total</b>	<b>104</b>	<b>\$ 41,150</b>	<b>109</b>	<b>\$ 47,685</b>	<b>109</b>	<b>\$ 53,050</b>

- Rental Landscape

- Commitments compared to previous years
- Cleaning needs – Beverly’s sister is no longer helping clean, so everyone agreed we need to hire a cleaning service who can help on weekends, especially when we have back-to-back rentals, and the clubhouse must be cleaned late at night between rentals. Beverly has a list of cleaners she plans to connect with in July. Nikki suggested we message the FB page for any neighborhood residents that may have interest. Amanda will introduce Beverly to Brian Sanders via text so Beverly can create a message for Brian to put on the FB neighborhood page.
- Additional items? Key access?
  - Basement backdoor knobs are not consistent, and one handle can be rattled to unlock door. Allison & Brandon will update the basement knobs closest to the kitchen area before July 3<sup>rd</sup>. Knobs were purchased in 2022 and are in the basement office. Scott has the key, will make copies, and provide to Nikki, Allison, and Beverly.
- 2024 operations
  - Beverly has agreed to stay in position of rental coordinator through 2024, so long as we can help alleviate some of the overwhelming work that goes along with rental mgmt. Beverly will create a list of all things she manages so that we can effectively help disseminate some of the work. Everyone agreed that we may have to evaluate rental fees, cleaning responsibilities, digitizing the rental process, and anything else that is currently the normal protocol for operation.



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- Current Activities

- Pool attendance - positives? negatives? planning for future security?
  - Everyone agreed that future security needs to be prioritized for 2024 pool season. We will schedule a special meeting for Fall 2023 to explore options.
- Open/Close schedule – all slots committed? Add'l volunteers needed?
  - Zero volunteers came forward from the previous email distributed.
  - Allison will update current assignments and spread out Sat close on a rotation to ensure coverage.
- Bathrooms? Floors?
  - Allison & Nikki confirmed two incidents of people slipping on women's bathroom floor when wet. Beverly will find additional rugs if possible. Nikki & Amanda will identify proper rugs to order as well.
- Chimney leak? Drywall repair?
  - Beverly & Jim will take responsibility to repair drywall. Scott & Beverly both agreed that chimney leak seems to be repaired, as there has not been a leak/residual drywall damage. Beverly will submit material expenses for reimbursement.
- Pool chemicals for remainder of year
  - Scott is shopping online to find better price for 50lb bucket of bromine tablets. HBL is currently >\$400. Scott has identified amazon vendors for \$350-\$380. The pool has used approx. 10 buckets per season in previous years.
- Mosquito control
  - Mosquito Squad began spraying in May. Amanda will follow-up with invoice to confirm payment terms have been established and payments are happening.
- Sycamore tree
  - Everyone agreed tree should be removed to mitigate safety concerns and pool cleanliness. Amanda & Allison voiced concerns with Memorial Day tree cutting activity, as the date and time had not been discussed with the board as a group. Scott agreed to proactively communicate with the board once he & Kovy confirm another available date. Everyone agreed that it is in the best interest of all members that a brief message be distributed (via email and FB) when the date will occur to ensure the safety of anyone planning to be at or near the pool during any tree removal activities.
  - Once tree has been removed, another contractor will need to be identified and hired to remove the tree stump. We expect that to be approx. \$300 in labor expenses.
- Water fountain has been removed – Beverly coordinated the removal with a plumber for less than \$200. The foundation hasn't worked in many years and continued to be aesthetically displeasing in the banquet room.
- HVAC Unit replacement – an outside unit needs replacement. A new unit installation will cost approx. \$3,000. Rusty will coordinate materials and labor.
- Deck – any additional needs: Everyone agreed the deck needs to remain on priority list for post, post cap, and fascia updates. Everyone also agreed to review prioritization timeline for deck once we have anticipated



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expenses for other items (such as pool security, landscaping, parking lot pavement, etc.) to then prioritize the timing and cash flow associated with all desired improvements.

- Beverly Bowman, Rental Coordinator, has been added to The Club's PNC credit card list. Amanda needs to call PNC to determine where Beverly's credit card is as it hasn't been mailed to Amanda or Beverly's knowledge.
- Amanda motioned to have Beverly added to the PNC checking account for The Club. Allison 2<sup>nd</sup> and everyone agreed in favor.
- Swim lessons at the pool. For many seasons, a lady named Brittany has provided swim lessons to many kids of members - all scheduled and paid for by individual members. Scott recommended a liability waiver form to Brittany for members to sign to minimize liability for The Club. There was confusion as to whether Brittany has been/is providing lessons to non-members. Everyone agreed that lessons provided in The Club's pool must only be for pool members. Scott agreed to clarify with Brittany to ensure she understood The Club's policy for swim lesson recipients.
- Future Items
  - Landscape updates – dead shrubs? Add'l landscape rock?
    - Everyone agreed we need to evaluate options and keep this on discussion list for Fall 2023, as summer is not the right time to change landscaping.
  - Security access
    - Fall 2023 meeting to be scheduled to dedicate a full
  - Parking lot repaving
    - Scott has talked with a few people on why the parking lot sealing application in 2020 and 2021 has not lasted – Rusty agreed that we need to further investigate options on how to improve the parking lot.
  - Additional board members – Tina Jenkins departed as Secretary in 2022 due to time constraints. Amanda Watson has been maintaining notes and meeting minutes since Tina's departure. Everyone agreed we need to further discuss additional board members to ensure we have appropriate representation for The Club and its members. Amanda will review bylaws on the appropriate process for replacing Tina and/or adding board members. This process can be discussed and executed at a future meeting.
  - Membership fees for 2024. Membership cap for 2024.
    - This topic was tabled for future meetings.
- Meeting adjourned at 8:37p