

## Club Meeting Minutes 11.06.24

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- Meeting started at 6:05pm
- Attendees: Rusty Whittington, Scott Carnes, Beverly Bowman, Allison Taylor, Amanda Watson. (absent: Nikki Gaudio)
- Rental Landscape
  - Beverly continues to look for a replacement for a rental coordinator as she steps down Jan 2025. Two residents had previously shown interest but have changed their mind. All members agreed that zero rentals should be booked for 2025 until there is another solution for rental management. One discussion was creating a paid position for rental coordination; however, given the current financial landscape, this option would not be feasible until the mortgage is paid for in 2026. This option should be discussed in further detail in 2<sup>nd</sup> part of 2025.
  - Member dues:
    - 2024 unpaid members:
      - Roney – 677 Oak Creek Dr – lien filed in October for unpaid dues in 2023 and 2024. Communications via email and mail have been sent multiple times to residents. A copy of the lien filing was also mailed to residents.
      - Stout – 567 Oak Creek Dr - no correspondence since Aug 2, 2024 email when we asked for logic in not paying clubhouse dues since 2019, but wanting a continuation of membership benefits at the annual rate for Section 5 residents at \$400, rather than the

initial membership fee of \$2,500 paid at time of property transfer, as all other Section 5 residents have paid. All board members agreed to move forward with pre-lien notification in effort to follow protocol of all legal documentation for the neighborhood and courthouse filings.

- Everyone agreed that if the 20+ membership he has had could be made current by paying for calendar years 2019-2024, then we could transfer that membership to the 567 Oak Creek Dr property.
- Oak Hill Ct lot purchased from Stout in Aug 2024
  - We learned during meeting that the Buyers: Paul & Shawni Allen @ 6216 Perrin Dr Crestwood KY closed on the property in Aug 2024. Nobody on the club board was aware of a property transfer, until recent weeks in October when neighbors have noticed activity onsite with surveying. As protocol, a letter and invoice for \$2,500 will be mailed this week educating the new residents of neighborhood covenants.
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- 2025 Section 5 membership rate
  - All in attendance agreed to a 15% increase for 2025 to Section 5 members. These members have paid the same rate for 10+ years, while operational expenses have continued to increase annually.
- Pool Management
  - 2025 opening date is set with HBL for May 16, 2025.

- Discussion began on a keyless security system. Scott is now installing similar systems in his personal business. Everyone agreed that we need to begin seriously evaluating how an installation could happen, including the logistics that are needed for the gate, potentially enclosing the entire back patio of clubhouse that would enclose the pool bathrooms as part of the access. At a glance, the financials can't support such system in 2025, but once the mortgage is paid in full, the funds would be available to support such a system.
- Meeting adjourned at 7:19p

### **Cashflow Statement – Oct 2024 YTD**



### Dues Landscape

	2024		2023		2022		2021
	# members	\$ collected	# members	\$ collected	# members	\$ collected	# members
club member	9	\$ 3,200	9	\$ 3,150	9	\$ 3,150	11
outside pool	15	\$ 7,125	16	\$ 6,650	19	\$ 7,750	18
pool member	24	\$ 11,350	27	\$ 11,100	23	\$ 9,300	23
Sec 5 member	59	\$ 23,165	56	\$ 24,050	58	\$ 27,485	57
<b>Grand Total</b>	<b>107</b>	<b>\$ 44,840</b>	<b>108</b>	<b>\$ 44,950</b>	<b>109</b>	<b>\$ 47,685</b>	<b>109</b>

### Payment Method

handed	3	\$ 1,050	13	\$ 4,750	10	\$ 3,600	5
mail	57	\$ 21,900	46	\$ 16,850	53	\$ 19,785	100
online	45	\$ 18,915	46	\$ 17,950	42	\$ 16,400	n/a
online billpay	1	\$ 475	1	\$ 400	1	\$ 400	1
title check	1	\$ 2,500	2	\$ 5,000	3	\$ 7,500	3
<b>Grand Total</b>	<b>107</b>	<b>\$ 44,840</b>	<b>108</b>	<b>\$ 44,950</b>	<b>109</b>	<b>\$ 47,685</b>	<b>109</b>

### Online Payment Acceptance Discussion - Jan 2024

1. \$440 annual expense for \$17,950 online dues paid (\$140 proc fees + \$300 mthly fees)
  - 1a. Easier on treasurer than paper trail
  - 1b. Could lead to future setup of recurring payments
2. \$250-\$300 - Physical mailing of dues letters (stamps, envelopes, paper, reminders, etc)
  - 2a. Continued shift from paper checks to online could help reduce/eliminate the \$250-300 distribution fees
3. Current solution - Paysimple monthly fee increased to \$74.
  - 3a. Need to move providers Spring 2024 to eliminate increased monthly fee

11/6/24 5:32 PM

Clubhouse\_Cash Flow\_2024.11 YTD.xlsx member dues landsc