



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

Meeting Minutes

Attendees: Rusty Whittington, Allison Taylor, Audrey Tindle, Amanda Watsson

Absent: Nikki Gaudio, Scott Carnes

Start 6:05p

Amanda provided financial review:

- Short story is we need the house across from the clubhouse to sell and close this year (\$2,500) AND at least 2 of our 3 unpaid Section 5 members to pay to help keep cash balance above zero before Jan 1, 2026. The attached calcs for revenue include \$900 in dues, but not the \$2,500 as a conservative assumption.
- Key insights:
 - Unpaid members: 1- Wootens (repeat late offenders), 2-Allens (empty lot next to Allison), and 3-Roney (older couple who already have a lien for not paying in '23 or '24 unlikely to pay '25.)
 - Pool expenses doubled this year @ \$14K thanks to those necessary repairs (we've been \$6k-\$7K without repairs the last two years).
 - Mortgage commitment continues to be \$17K annually with goal to payoff by August 2026. I had hoped we would've had the cash to pay extra on the principal to expedite the payoff date, but not likely now.
 - Rentals have been on par relative to revenue to last year. We have availability for 4+ weeks between now and year-end - rally anyone who may be interested in having their holiday event.
 - Security system cost \$2,000 this year while only \$685 annually ongoing. This expense was necessary for security and efficiency in managing the property. We have agreed as a board that a camera/camera system was necessary for safety/security for 4+ years. Previous commitments to install haven't happened, so it was necessary to act.
 - Property insurance continues to increase each year (\$7,625 this year compared to \$6,323 in 2024, then \$4,000 in 2023 with Nationwide before they dropped us)
 - D&O Policy - \$1,220 annually (paid in Feb), was \$1,205 in 2024.
- Discussion on how to avoid a negative cash balance if the house on corner of Oak Valley Ct & Oak Valley Dr doesn't sell/close in 2025 calendar year. Board members voted and agreed in unison to pay 2026 dues in Dec 2025 to achieve a positive float into the 2026 calendar year, if the scenario presented itself. Additional action may be needed, such as asking the bank to allow a delayed Dec mortgage payment, delaying cleaning fees due mid Dec to mid Jan. In addition to this cash flow challenge, 2026 dues notices need to be mailed early January to receive dues early in Jan and Feb to maintain positive cash balances.
- Audrey provided quick update that rentals are going smooth but continues to be consistent work on her each week. Scott Carnes' carpet cleaning business cleaned the banquet room carpet 9/23/25. Audrey commented that cleaning effort was great as the carpets looked immensely better.

- Rusty agreed to take lead on the details for preparing the pool for Phoenix Pools arrival on Oct 2nd to replace the pool floor grates. As a reminder, this action is necessary per the Bullitt Co Health Department to remain open. We were allowed the season to work through quotes and scheduling.
- Pool – end of season review to be postponed for when Scott & Nikki are in attendance, as they had a heavy hand in the successful operation of the pool.
- Allison reminded all that we need to keep applying chemicals to maintain a blue pool until Oct 20 when HBL is scheduled to close the pool and cover it.

- Board Elections – discussed the need to organize and schedule relative to timing and communications. All agreed that we need to put in extra effort to coordinate and communicate elections for early 2026 – tentatively for January 2026. Amanda initiated conversation for the need of a “state of the union” type message for all members that conveys the history of the club as well as the opportunity ahead as the mortgage commitment should end late 2026. This change in financial obligations will enable a shift in property management in future years. The current board isn’t the right resource for expanding the idea of property management specific to property improvements planning. Everyone currently on the board is excited for the upcoming chapter of a paid in full mortgage, everyone agreed that personal resource/time constraints limit the “future-planning” need to help manage the next decade.

- Property state of the union for 2026
 - Amanda initiated conversation for the need for a major shift in the management structure of the property. Lack of volunteers and the need for consistent focus is necessary as the property ages. The timing is central given the mortgage has \$17,000 remaining. All agreed for a “state of the union” type message for all members that conveys the history of the club as well as the opportunity ahead as the mortgage commitment should end late 2026. This change in financial obligations will enable a shift in property management in future years. The current board isn’t the right resource for expanding the idea of property management specific to property improvements planning. Everyone currently on the board is excited for the upcoming chapter of a paid in full mortgage, everyone agreed that personal resource/time constraints limit the “future-planning” need to help manage the next decade.

- All agreed that a 1st communication to all members should go out in October that conveys a “state of the clubhouse” message. Amanda will initiate the first draft and send for feedback:
 - Communicate a state of the union
 - History of success
 - Opportunity for improvement and a shift in the mgmt. structure
 - Future meeting and elections for Jan 2026 (tentatively – need to evaluate schedules)

Meeting adjourned at 7:25p