



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

Meeting: January 14, 2026

Special meeting scheduled as a state of the union for future planning, as mortgage should be paid off by Aug 2026. An email was distributed to all members in advance, asking for attendance to this meeting as well as education about future board member elections.

Board Attendees:

Nikki Gaudio, Rusty Whittington, Audrey Tindle, Scott Carnes, Allison Taylor, Amanda Watson

Other attendees: Chad Tindle, Beverly Bowman

Meeting started at 6:35p

- Amanda opened the discussion with a review of the 2025 Financial Landscape
 - 2025 dues to collect:
 - Roney – received a letter via USPS 1/14/26 asking for balance due including lien values currently placed on property at 677 Oak Creek Dr. Residents paid for a few years but stopped paying 2022, then sent a letter of complaint and final payment in 2023. Therefore, liens have been filed for 2023, 2024 and 2025 dues. Amanda has drafted a reply letter with all details for paying in full to have liens removed. We will wait to hear back.
 - 229 Oak Valley Dr - Elder – family wasn't educated by realtor nor title company at property closing in October. They have started paying after their 2nd notice of nonpayment and are working out a payment plan.
 - 497 Oak Creek Dr - Wooten – filed bankruptcy Aug/Sept 2025. L&N FCU attempted to auction the property but re-purchased it. Property went on market again in Dec and is expected to close with new owners Jan 23... Amanda proactively called listing realtors to ensure they were educated.
 - 2026 dues expectations – see cashflow statement for 2025 and 2026 below.
 - New residents @ 157 Oak Park Ct (former Barr home) paid \$2,500 fee Jan 2nd.
 - 2026 rental expectations – Audrey mentioned rental requests seem to be like this time last year. Audrey is also looking to pass the baton for managing rentals by end of 2026.
- Nikki highlighted important parts of the State of the Union letter that was distributed via email to members, with zero response. (copy of letter below)
 - The consensus of the board is that without additional residents stepping up to help with the property, we need to begin researching property management options for latter part of 2026, when mortgage is paid. Discussion continued around ensuring we evaluate all options, including a full service property management company as well as an ala carte menu.
- Allison Taylor resigned from the board. She has voiced concerns to no longer be accountable on the board for several months. The intention of communicating to all members about attending this meeting was to hopefully have residents show interest to participate in upcoming elections. Without a substantial number of residents in attendance, it appears that there will be zero interest in finding Allison's replacement. However, we will continue to proactively communicate and find alternative solutions to ensure the aging clubhouse and pool are managed the best way possible.
- Meeting adjourned at 7:25p



State of the Clubhouse 2025

Neighbors and Friends,

For 20+ years, our neighborhood clubhouse has been the backdrop for birthday parties, baby showers, swim lessons, graduations, and countless summer afternoons at the pool. It has been cared for and kept alive by a mighty group of volunteers who have quietly made sure the doors opened, the lights turned on, and the water sparkled.

This is something special. Most neighborhoods don't have a resource like this—ours is a real gift.

Looking Back with Gratitude

- Kept the pool open each summer, debt-free and safe.
- Hosted hundreds of rentals for neighbors' special moments.
- Maintained a facility that builds community pride and property value.

To those who've given their time (often behind the scenes), thank you. Truly—you've carried something precious for all of us.

A Turning Point Ahead

In late 2026, the club/pool property mortgage will be paid off. **This is a big deal!** It means that instead of sending \$16,000 a year to the bank, as we have for the last decade, we'll have the chance to reinvest directly into our neighborhood — improving the clubhouse and pool, and (perhaps most importantly) lightening the load on volunteers by bringing in paid support.

As a 501c7, the financial goal of operation is to collect & manage funds to cover the costs of operating the club and pool, providing member benefits, while breaking even or maintaining reasonable reserves.

** in thousands*

	2026 est.	2025	2024	2023	2022
dues collected	\$45.0	\$42.4	\$50.6	\$45.0	\$47.7
rental inc	\$18.3	\$18.3	\$12.4	\$14.7	\$14.4
total revenue	\$63.3	\$60.7	\$63.0	\$59.7	\$62.1
total expenses	\$60.0	\$72.7	\$61.5	\$59.4	\$61.1
net	\$3.3	(\$12)	\$2.5	\$0.3	\$1.0
cash bal	\$6.0	\$1.3	\$13.4	\$11.2	\$10.9

Highlights in the last 5 years:

- Replaced 3 new HVAC units @ partial labor & material costs
- Resurfaced pool and replaced broken coping stones
- Replaced 20 year old decking
- Updated paint, counters, and furniture in clubhouse
- Streamlined rental process for better utilization of facility for members and friends of members – this improvement supports funding the operation of facility more effectively.

This is our moment to decide: What do we want the next 20 years of the clubhouse and pool to look like?

Moving Forward Together

We don't need everyone to serve on the board. But we do need fresh energy and ideas to guide us into this new chapter. Here's how you can help:

1. Give Input: Share what upgrades or improvements matter most to you.
2. Step In to help with big or small roles: join the board or volunteer in smaller ways.
3. Support the Vision: When the mortgage is gone, let's keep dues steady so we can invest in repairs, improvements, and part-time support.

The Spirit of Our Clubhouse

A few board positions will open in early 2026. To ensure continued strong governance, operational efficiency, and ongoing enhancement of our community, we are actively seeking homeowners interested in serving on the board. As a reminder, the Club board is a separate organization from our neighborhood-wide HOA, titled TORA.

If you are interested in contributing your time and leadership, we strongly encourage you to attend our upcoming meeting, where we will discuss priorities for 2026 and outline the board election process supporting The Club and Pool.

Date: January 14, 2026 | Time: 6:30 p.m. | Location: The Club

Your involvement helps shape the future of our neighborhood, and we welcome engaged volunteers to step forward. We have a chance to celebrate what's been built and make sure it thrives for our kids and our neighbors for decades to come. Let's build the next 20 years, together.

Gratefully,



Your Current Clubhouse Board

Scott Carnes, President
439.6063

Allison Taylor, VP
553.9147

Amanda Watson, Treasurer
210.9438

Rusty Whittington, Member
608.3715

Nikki Gaudio, Member
710.1780

Audrey Tindle, Member & Rental
Coordinator 777.8442



Financial Statements

2025

2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	49 as % to '24
Starting Account Balance	\$ 12,775													
INCOME														
club member (non)	\$ -	\$ 800	\$ 1,600	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800	88%
Outside pool meml	\$ -	\$ -	\$ -	\$ 2,850	\$ 2,375	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,175	86%
In-hood pool meml	\$ -	\$ -	\$ -	\$ 3,250	\$ 6,175	\$ 1,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,850	96%
sec 5 club member	\$ -	\$ 6,400	\$ 12,500	\$ 2,800	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 400	\$ 22,950	79%
Total Memberships	\$ -	\$ 7,200	\$ 14,100	\$ 8,900	\$ 8,950	\$ 2,825	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 400	\$ 42,775	84%
Rentals	\$ 595	\$ 1,810	\$ 3,010	\$ -	\$ 2,405	\$ 1,420	\$ 1,860	\$ 845	\$ 1,390	\$ 2,290	\$ 1,075	\$ 1,640	\$ 18,340	148%
Other Income/ rein	\$ (100)	\$ 628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528	83%
Total Income	\$ 495	\$ 9,638	\$ 17,110	\$ 8,900	\$ 11,355	\$ 4,245	\$ 1,860	\$ 845	\$ 1,390	\$ 2,690	\$ 1,075	\$ 2,040	\$ 61,643	97%
Unpaid Sec 5 mem EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ 900	212%
EXPENSE														
Mortgage	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 16,732	100%
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263	\$ 3,850	\$ 4,113	101%
Insurance	\$ 588	\$ 1,808	\$ 588	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 8,844	130%
Pool (HBL, Dales, Health)	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ 4,435	\$ 667	\$ 3,721	\$ 4,240	\$ -	\$ 1,046	\$ -	\$ 14,409	235%
Maintenance	\$ -	\$ -	\$ 600	\$ 1,024	\$ 34	\$ 162	\$ 650	\$ 425	\$ -	\$ -	\$ 36	\$ -	\$ 2,931	367%
Utilities: Electric	\$ 138	\$ 130	\$ 115	\$ 95	\$ 88	\$ 161	\$ 726	\$ 704	\$ 714	\$ 652	\$ 186	\$ 121	\$ 3,832	107%
Utilities: Gas	\$ 207	\$ 163	\$ 163	\$ -	\$ 163	\$ 184	\$ 191	\$ 191	\$ 191	\$ 207	\$ 207	\$ 207	\$ 2,074	115%
Utilities: Water	\$ 95	\$ 95	\$ 61	\$ 61	\$ 61	\$ 61	\$ 283	\$ 252	\$ 321	\$ 252	\$ 136	\$ 354	\$ 2,030	140%
Utilities: Phone/Tra	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 33	\$ 69	\$ 69	\$ 69	\$ 69	\$ 34	\$ -	\$ 491	108%
Lawn Service	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ 720	\$ 400	\$ -	\$ 200	\$ 200	\$ 2,720	123%
Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ 1,635	\$ -	\$ -	\$ -	\$ 3,135	26%
Repair	\$ (243)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7	1%
Supplies/Admin	\$ 244	\$ 13	\$ 37	\$ 106	\$ 103	\$ 474	\$ 39	\$ 88	\$ 370	\$ (25)	\$ 133	\$ (258)	\$ 1,322	146%
Payment Portal	\$ SECURITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 952	\$ 438	\$ 438	\$ 438	\$ 63	\$ 63	\$ 2,392	177%
Misc/ Cleanings	\$ 848	\$ -	\$ -	\$ 678	\$ 170	\$ 339	\$ 960	\$ -	\$ 1,224	\$ 678	\$ 467	\$ 1,526	\$ 6,891	192%
Total Expense	\$ 3,301	\$ 3,631	\$ 2,987	\$ 4,338	\$ 3,092	\$ 8,294	\$ 8,732	\$ 8,654	\$ 11,647	\$ 4,317	\$ 4,816	\$ 8,114	\$ 71,923	117%
Net	\$ (2,806)	\$ 6,007	\$ 14,123	\$ 4,562	\$ 8,263	\$ (4,049)	\$ (6,872)	\$ (7,809)	\$ (10,257)	\$ (1,627)	\$ (3,741)	\$ (6,074)	\$ (10,280)	-459%
CashFlow	\$ 9,969	\$ 15,976	\$ 30,099	\$ 34,661	\$ 42,924	\$ 38,874	\$ 32,003	\$ 24,194	\$ 13,937	\$ 12,310	\$ 8,569	\$ 2,495	\$ 2,495	19%

Assumptions: Revenue

- *Section 5 dues \$350/\$400 increases approx 15% to \$400/\$450
- *1 paid rental per month
- *1 \$2500 property transfers

Expenses Not Accounted/Assumed in 2024 or 2025:

- * Pool pump timer
- * Decking project completion - fascia, railing, posts/post caps
- * Sycamore Tree removal / continued back yard improvements
- * Club Air Handler failures/replacements - 2 units in loft closets

Assumptions: Expenses:

- *zero capital expenses (no upgrades, no deck finishings, etc)

1/29/26 7:35 PM

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Clubhouse_Cash Flow_2025.11 YTD.xlsx

2026

2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	49 as % to '25
Starting Account Balance	\$ 2,495													
INCOME														
club member (non)	\$ -	\$ 800	\$ 1,600	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800	100%
Outside pool meml	\$ -	\$ -	\$ -	\$ 2,850	\$ 2,375	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,175	100%
In-hood pool meml	\$ -	\$ -	\$ -	\$ 3,250	\$ 6,175	\$ 1,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,850	100%
sec 5 club member	\$ 5,250	\$ 6,400	\$ 8,000	\$ 2,800	\$ -	\$ 450	\$ -	\$ -	\$ 2,500	\$ 400	\$ -	\$ 400	\$ 26,200	114%
Total Memberships	\$ 5,250	\$ 7,200	\$ 9,600	\$ 8,900	\$ 8,950	\$ 2,825	\$ -	\$ -	\$ 2,500	\$ 400	\$ -	\$ 400	\$ 46,025	108%
Rentals	\$ 990	\$ 1,810	\$ 3,010	\$ -	\$ 2,405	\$ 1,420	\$ 1,860	\$ 845	\$ 1,390	\$ 2,290	\$ 1,075	\$ 1,640	\$ 18,735	102%
Other Income/ rein	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Total Income	\$ 6,240	\$ 9,010	\$ 12,610	\$ 8,900	\$ 11,355	\$ 4,245	\$ 1,860	\$ 845	\$ 3,890	\$ 2,690	\$ 1,075	\$ 2,040	\$ 64,760	105%
Unpaid Sec 5 mem EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
EXPENSE														
Mortgage	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ 1,394	\$ -	\$ -	\$ -	\$ 11,154	67%
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263	\$ 3,850	\$ 4,113	100%
Insurance	\$ 651	\$ 1,808	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 651	\$ 8,971	101%
Pool (HBL, Dales, Health)	\$ 667	\$ -	\$ -	\$ 300	\$ -	\$ 2,500	\$ 667	\$ 1,200	\$ 1,200	\$ 700	\$ -	\$ -	\$ 7,234	50%
Maintenance	\$ -	\$ -	\$ 600	\$ 1,024	\$ 34	\$ 162	\$ 650	\$ 425	\$ -	\$ -	\$ 36	\$ -	\$ 2,931	100%
Utilities: Electric	\$ 138	\$ 130	\$ 115	\$ 95	\$ 88	\$ 161	\$ 726	\$ 704	\$ 714	\$ 652	\$ 186	\$ 121	\$ 3,832	100%
Utilities: Gas	\$ 207	\$ 163	\$ 163	\$ 207	\$ 207	\$ 207	\$ 207	\$ 207	\$ 207	\$ 207	\$ 207	\$ 207	\$ 2,488	120%
Utilities: Water	\$ 95	\$ 95	\$ 61	\$ 61	\$ 61	\$ 61	\$ 283	\$ 252	\$ 321	\$ 252	\$ 136	\$ 354	\$ 2,030	100%
Utilities: Phone/Tra	\$ 63	\$ 34	\$ 34	\$ 34	\$ 34	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 34	\$ 34	\$ 646	131%
Lawn Service	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ 720	\$ 400	\$ -	\$ 200	\$ 200	\$ 2,720	100%
Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Supplies/Admin	\$ 160	\$ 40	\$ 37	\$ 106	\$ 103	\$ 474	\$ 39	\$ 88	\$ 370	\$ (25)	\$ 133	\$ (258)	\$ 1,266	96%
Payment Portal	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 756	32%
Misc/ Cleanings	\$ 848	\$ -	\$ -	\$ 678	\$ 170	\$ 339	\$ 960	\$ -	\$ 1,224	\$ 678	\$ 467	\$ 1,526	\$ 6,891	100%
Total Expense	\$ 4,287	\$ 3,771	\$ 3,163	\$ 4,614	\$ 3,240	\$ 6,482	\$ 6,109	\$ 5,774	\$ 5,219	\$ 3,248	\$ 2,375	\$ 6,748	\$ 55,031	77%
Net	\$ 1,953	\$ 5,239	\$ 9,447	\$ 4,286	\$ 8,115	\$ (2,237)	\$ (4,249)	\$ (4,929)	\$ (1,329)	\$ (558)	\$ (1,300)	\$ (4,708)	\$ 9,729	-95%
CashFlow	\$ 4,448	\$ 9,687	\$ 19,134	\$ 23,420	\$ 31,535	\$ 29,298	\$ 25,049	\$ 20,120	\$ 18,791	\$ 18,233	\$ 16,933	\$ 12,224	\$ 12,224	490%

Assumptions: Revenue

- *Section 5 dues same as 2025
- *3 \$2500 property transfers

Assumptions: Expenses:

- *zero capital expenses (no upgrades, no deck finishings, etc)