

# Watterson Woods Property Owners Association

## Annual Meeting Minutes - Thursday, June 1, 2017 - 7 PM

Neighbors knowing neighbors - Neighbors helping neighbors - Neighbors building a better community

---

Officers: present: Debbie Murphy, President; Bill Vetter, Vice President/Treasurer; Jonathan Cowherd, Secretary  
Board Members present: Gail Vetter, Charles Moore Absent: Dave Franco, Carlos Fish, Jim Walshe  
Guest: Kurt Schuchardt, Site Manager, KY Realty

First order of business was election of board members for a two-year term; Gail Vetter nominated both Dave Franco and Jim Walshe (both asked that their names stand for another two-year term), motion seconded and passed. Debbie Murphy nominated Charles Moore and Gail Vetter, motion seconded and passed. With one board member slot remaining, the floor was opened for other volunteers/nominations. None volunteered or submitted a nomination.

Jonathan Cowherd resigned as secretary due to moving. Thus, his position as secretary was presented to be filled after explanation of duties. John Norris offered his name for the position; seconded and passed. Jonathan will follow up with John on details of the position, etc.

Bill Vetter reviewed the WWOPA financial report (distributed to all present). FY begins May 1st and ends April 30th. Bill explained details of report including revenue and expenses. Debbie reminded that we are now under the guidance of a property management company that started April 1st, which is under the direction of the board.

Debbie explained that we no longer have a Facebook page as the board decided it was not necessary as it was being used for gossip instead of business/news of the WWPOA. Neither will anything be posted to NextDoor Neighbor web site other than announcements such as meetings/yard sale. Board decided against an ad for the yard sale in the CJ due to costs, but did put notices on Craig's List/NextDoor Neighbor/WWPOA site and posted signs. All information pertaining to the association is posted to <http://www.wattersonwoods.com>.

Debbie and Bill explained the impact to transferring the operational responsibility of collection of dues and payment of expenses to the property management company. They specialize in this area for many associations in the community. Our board/officers are all volunteers and due to the size of our association (704 homes) it is not feasible or realistic that this can be done by volunteers. The board/officers can focus on governance of the budget along with the guidance of a professional management company. This move to a property management company will ensure the future of the association.

Guest, Kurt Schuchardt, updated on the questions of members and collection of dues. KY Realty handles and informs members of all aspects of WWPOA operations such as property ownership for new members, contact of real estate contractors, status of dues, filing taxes, neighbor to neighbor concerns, directing members who to contact for questions/concerns on issues within the community. Kurt recommended that the deed restrictions/regulations and By-Laws be reviewed/revise by the board/officers in order to beautify and update our neighborhood. This in turn will raise everyone's property values.

Questions raised by members:

1. Do our dues get mixed into a big pot with others?—No, we have our own bank account. Alliant Bank (FDIC) that KY Realty uses is based in Las Vegas, NV, but management is through KY Realty; only the board/officers are allowed access to this account and the By-Laws govern this procedure. Dues are sent there only due to the fact that we have an extremely large membership (704) and this is an easier and faster way for checks to be processed. However, if members are uncomfortable, they may send their dues to 3944 Bardstown Road, Louisville, KY 40218.
2. How many homeowners have paid their dues?—As of May 1, 2017 \$10,700 has been collected; only 40% of the total amount due. KY Realty at the direction of the board will begin working on collection by whatever means necessary, including small claims court, liens on properties, and foreclosure. KY Realty is transparent as is the association. All revenue and expenses are sent to board/officers to review, track and approve. A

punch list is being compiled as to improvements for the neighborhood and will be addressed by the board when the revenue permits. Debbie works closely with the bookkeeper of KY Realty regarding property sales and contacting real estate companies, who sometimes try to avoid paying current/past dues. Gail Vetter reminded everyone that approximately 10% of the property in our neighborhood is rental, and contacting those property owners is difficult at times.

3. Can I widen my driveway? Can I put up a fence? Where is my property line?—Debbie guided folks to call J'Town City Hall Planning & Zoning at 267-8333 for information. Also, property members attendance at J'Town City Council meetings is encouraged for issues (see their web site for information <http://www.jeffersontownky.gov>).
4. Do we have Section 8 rentals?—We don't have this information, and do not know where it may be obtained.
5. What can we do about car break in's?—Contact the police, lock your car, place it under outside lighting, leave nothing of value in it. The police have been cooperative in responding to thefts. Streets may organize a "neighborhood watch" by contact the police department as well.
6. Can we get speed humps?—At the present time, the mayor has denied these as we will lose snow removal as well as impending emergency vehicles (fire, ambulances, etc.)
7. What is being done about unpaid dues?—The board decides on how to progress on these with guidance by KY Realty. Again, all methods of collection will be used including small claims court, liens, foreclosures and a public listing of those past due.

Debbie gave an update on the proposed bike/walk path along Watterson Trail being constructed by the City of J'Town. Bids are being taken by the city for Phase I that begins at Locust down to the Church of Christ on Watterson Trail on the north side. Phase II that affects our neighborhood on the south side of Watterson Trail will take bids in 2018. The State has made new rules regulating the construction of this path that has further delayed the project.

Meeting adjourned at 8:05 pm.