Annual Neighborhood Meeting Minutes 10-10-2023

The meeting was called to order at 7:04 pm by David Hellmann, President, at the Eagle Creek Golf Course Clubhouse, 2820 Highway 53, La Grange, KY 40031

**Present HOA Board Members**:

Board of Directors: Blake Haselton, Trindy Hornek and Terry Eaves.

Officers: David Hellmann, President, Karen Salvadalena, Treasurer and Martha Hellmann, Secretary

A total of 20 neighbors including 6 HOA Board of Directors/Officers were in attendance.

1. David Hellmann called the meeting to order and welcomed all new neighbors. He also discussed the demographic change in our neighborhood that includes many more children. Please watch your speed limit of 25 mph.
2. David Hellmann explained the packet which was handed to all attendees at the sign in desk. The packet contained the agenda, the current financials, the election ballot for a Board of Director position and an application for the VP officer position with the deadline of 10-31-2023 to apply. The neighborhood received an email notification on 9-29-2023 with the annual meeting minutes from last year, the agenda, and VP application.
3. David Hellmann also asked for a motion to consider and approve the agenda. Ed Wallace made a motion to approve the agenda and was seconded by Earl Hedgespeth. All in attendance approved the agenda.
4. David Hellmann introduced the 3 HOA Board of Directors, Blake Haselton, Trindy Hornek, Terry Eaves and the 3 HOA Officers, David Hellmann, President, Karen Salvadalena, Treasure, and Martha Hellmann, Secretary.
5. The HOA minutes from last year’s Annual Neighborhood Meeting (10-13-2022), which were emailed to the neighborhood on 9-29-2023, were read by Martha Hellmann, HOA Secretary. A motion was made by Pam Haselton to approve the minutes and seconded by Ed Wallace. All present voted to approve the minutes.
6. Karen Salvadalena presented the annual Financial Report. Karen explained the difference in the amount of membership dues collected from last year to this year was due to the collection of an outstanding large Lien. 100% of 2023 HOA dues were paid in full. Karen explained the cost for mowing, landscaping and fertilization increased also the addition of sales taxes. A motion was made by Earl Hedgespeth to approve the financial report and seconded by Doyle Jones. All present voted to approve the financial report. Earl Hedgespeth indicated that he watches the financial balance and we may need to increase the dues in the future because of the increase in services costs and the neighborhood is getting older and repairs are becoming a necessity. A copy of the financial report will be posted on our Gleneagles Estates website for viewing.
7. Terry Eaves addressed our website/Gmail information on [www.gleneaglesestatesky.com](http://www.gleneaglesestatesky.com) or [www.gleneagleshomeowners@gmail.com](http://www.gleneagleshomeowners@gmail.com). Terry highlighted valuable information on our website which includes the fence application, the CCR’s, and much more. Terry also said we will be ending HOA dues payments thru PayPal due to their fees and the HOA not receiving the full $200. The HOA dues will need to be paid via check next year.
8. David Hellmann addressed repairs and replacements which have taken place. The irrigation system has been repaired for this year but needs to be replaced. The small islands have been mulched to reduce the mowing costs. The boxwoods in the front entrance have been removed and will look at replacing them next year. The sewer line work in the easements of the Fords and Rays properties have been completed. The work was more involved than originally explained. At&t fiber optics work has been completed.
9. Blake Haselton addressed our HOA regulations regarding Short Term Rentals (30 days or less). Short term rentals are prohibited in Gleneagles Estates. After many attendances to the Planning and Development meetings, they have agreed to require a letter from the HOA regarding denial of the applicant. The City of LaGrange will not give a permit to operate a short-term rental in Gleneagles Estates with this letter of denial. Homes cannot be turned into a duplex. CCR’s require homes to remain single family residences.
10. David Hellmann reminded that it’s illegal to park across or block sidewalks and continuously parking on streets is against Gleneagles Estates HOA CCR’s. No commercial vehicles are permitted in a drive way over night, they must be kept in the garage. CCR’s require the HOA Board approval for yard fences, pools, invisible fences, and other changes or modifications. Speeding has been an issue and David noted the speed limit is 25 mph in neighborhood.
11. Complaints must be submitted in writing and include your name, address and phone number. Include the name and address of the violator, the date of the violation and a photo if possible. The HOA will proceed to address the violation. The HOA Board practice is that all complaints are kept confidential. A resident wanted to know how long the dumpster will be in the roadway at 1710 Mahogany Run Dr?
12. Last year a vehicle was stolen out of a garage in Gleneagles Estates. The entrance camera picked up the thieves who walked in on foot to case the neighborhood. They returned a few hours later and stole a vehicle from the garage with a broken garage door that would not close. The vehicle also had keys available for the taking. Please be a responsible vehicle owner and keep your vehicle locked and garage kept, if possible.
13. We had great participation (28 residents) at our annual yard sale on June 24th, 2023. The weather was beautiful and lots of sales were made.
14. One HOA Board of Director was up for re-election this year. Dr Blake Haselton explained why he would like to be re-elected and gave a brief description of his qualifications. Dr. Haselton was listed on the voting Ballot which was given out in the packet at the sign in. The ballot contained blank spaces for additional nominees. David Hellmann asked the attendees, several times during the meeting, if anyone would like to be nominated to the Board of Directors? He checked the second time and no one in attendance wanted to be added to the ballot. The neighbors in attendance were permitted only 1 vote per lot. The neighbors voted and turned their ballots into the HOA. The ballots were tallied and Dr Blake Haselton was re-elected for a 3-year term. Dr. Haselton received 14 votes.
15. David asked attendees if they have any new business? No one responded.
16. A motion to adjourn the meeting was made by Pam Haselton and seconded by A. Mabrey, the meeting adjourned at 7:50 pm.