

# Continental View Estates Homeowner's Association

## Annual Meeting Minutes

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The annual meeting of the Continental View Estates Homeowner's Association was held in the Hecla Room at the Louisville Recreation Center on April 27, 2023. The meeting came to order at 6:15 pm.

### **In Attendance:**

Michelle Baker, John Helton, Dan Nichols, Marianne Martin, Rob Ousley, Jen Harrod, JoD Splett.

### **Business:**

- The 2023 proposed budget was reviewed and approved by homeowners. Dues for 2023 will increase by \$60 to \$450. The proposed budget currently shows a shortfall of \$3,844.
- The following budget items were discussed.
  - Fence repairs/maintenance.
    - Replacing the fencing along South Boulder Road will be done in sections over the next few years. Metal posts will be used instead of wood posts.
    - Michelle Baker will obtain bids for replacing the next fence section.
  - Hays Street median renovation.
    - Removing the shrubs and evergreen from the Hays Street median has caused increased noise for homeowners along West Barberry Circle. Rather than planting new shrubs in the median, the Grounds Committee will investigate the possibility of planting some evergreen shrubs in the narrow strip of HOA land to the east of Hays Street. This work would most likely be completed in 2024.
    - Michelle Baker will work with the Grounds Committee to develop a plan to add a few new plants to the median.
  - Grounds maintenance.
    - One of the largest costs incurred by the HOA continues to be water utilities. Ways to decrease these water bills were discussed at the meeting. These items have been discussed in past meetings, but have not yet been implemented.
      - The grass to the south and west of the tennis courts will no longer be watered, but will continue to be mowed.
      - The watering schedule will also be reviewed in an effort to reduce costs. Contractually, the HOA is not allowed to take control of the watering schedule, so we must work with L.I.D. to make sure our watering requests are being honored.
      - Grounds Committee member, Marianne Martin, will be the main contact for the L.I.D. contractor. Any changes requested by the HOA must be done in writing through the L.I.D. representative.
      - Treasurer, John Helton, will contact the City of Louisville in an effort to reduce our costs if possible.
        - April 28 follow-up information from John: "... our water rates are based on commercial and irrigation rates, which turn out to be about half or less than residential rates at similar water meter

sizes. There are no additional charges for stormwater or sewer on our latest bills, but our base fees (winter months with zero water use) are slightly higher than residential base rates. Our summer usage rates more than compensate for the small base rate penalty.”

- Based on John’s information, we are already getting the lowest rates from the City of Louisville.
- Homeowners are encouraged to report any sprinkler issues to any HOA Board member or Grounds Committee member.
  - Emerald Ash bore treatments will be applied this year.
- Tennis Court Maintenance.
  - Tennis court crack sealing and re-painting will be completed in June or July of this year.
  - Pickleball lines on both courts will be centered at the net.
  - A major resurfacing will probably be needed in 2029.
- Other issues.
  - For the past two years, the HOA President has sent out e-mail notices for the annual meeting. Some new homeowners are not on the e-mail list for the HOA. The HOA treasurer is contacted when new homeowners enter the HOA. The treasurer will make sure the president has the e-mail addresses for new HOA members.
  - The 2023 “Dues Letter” will include some important information for homeowners such as: the web site address, tennis court rules, and where to find architectural forms and meeting minutes. The letter will also include a way for homeowners to update their contact information.
  - Due to the lack of homeowners present at the annual meeting, Board and Committee members were not nominated and confirmed. With the exception of Maggie Wilensky, all current Board members have agreed to continue to occupy their positions for another year. Several committee members will be contacted to ascertain whether they would like to continue to their committee work. (These members are denoted below with an asterisk.) New volunteers are encouraged and welcomed.

**The following homeowners will serve on the Board of Directors for 2023:**

Michelle Baker - President  
Dan Nichols - Vice President  
John Helton - Treasurer  
JoD Splett - Secretary  
Craig D’Andrea - At Large

**Architectural Committee volunteers for 2023 are:**

Michelle Baker  
Cheryl Hoffman \*  
Dan Nichols

**Grounds Committee volunteers for 2023 are:**

Marianne Martin

Michelle Baker  
Diane Osgood  
Barbara Goodman \*

Meeting adjourned at 7:30 pm. Minutes submitted by JoD Splett