

# Continental View Estates Homeowners' Association

## Annual Meeting Minutes

[www.cvehoa.com](http://www.cvehoa.com)

June 5, 2025

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The annual meeting of the Continental View Estates Homeowners' Association (CVEHOA) was held at 1820 Continental View Dr. on June 5, 2025 at 6:30 pm.

### Attendees:

Board Members Present: Michelle Baker – President, Dan Nichols - Vice President, John Helton – Treasurer, Diana Rutenberg - Secretary

Homeowner Members Present: Patrick Haines, Jennifer Harris, Spencer Hellwig, Linda Helton, Jeremy Mirmelstein, Marianne Martin, David Szabados

### Business:

#### 1. Budget

- Board Treasurer reviewed the budget, including the special filing process that is allowed if CVEHOA has a total income below \$50,000. There is also a guideline that indicates an HOA maintain a reserve balance that is at minimum 10% of the total budget.
- It is recommended that HOAs complete an audit every 2-3 years. Board President reported she has previously been unsuccessful in finding someone to complete this work. Therefore, CVEHOA currently self-audits the reserves.
- Board Treasurer provided feedback related to other local HOA fees. It is difficult to identify directly comparable HOAs due to variations in size, amenities, and services. Given available information, it appears CVEHOA falls on the relatively lower end from other HOAs that offer similar services/amenities to homeowner members.
- Budgetary constraints were discussed relative to fixed expenses coupled with rising costs due to inflation as well as significant maintenance expenditure needs (e.g. fence replacement, tennis court resurfacing).
- Several strategies were considered to address CVEHOA expenditures. Options included delaying the fence project altogether for 2025, staggering the fence project over several more years, increasing annual dues, and a special assessment – all with consideration in regard to how to meet current and ongoing needs while maintaining/building sufficient reserves for current/future needs.
- Homeowners approved an increase in annual dues by \$50 (from \$550 to \$600) for 2025 to reflect inflation and anticipated maintenance costs.
- Homeowners voted to approve a special assessment for the completion of the fence replacement in its entirety for 2025. This was determined to be the most effective solution for addressing the current condition of the fence while minimizing further cost escalation. Consideration was also given to how the fence is seen to be of value to the whole community. The special assessment fee will be based on the actual expense of the replacement and further communication with homeowners regarding this cost will be forthcoming. CVEHOA will provide at least two months between the due dates for the annual dues and the special assessment fee.
- The 2025 budget was reviewed and approved by homeowners, including acknowledgment that the 2025 budget will exceed the \$50,000 income threshold, thereby requiring standard IRS filing procedures.

## **2. Board of Directors**

- The floor was opened for nominations for the Board of Directors. Homeowner members were nominated and confirmed. The following homeowners will serve on the Board of Directors for 2025:

Michelle Baker - President:  
Dan Nichols - Vice President  
John Helton – Treasurer  
Diana Rutenberg – Secretary  
Connie Cornell – At Large

## **3. Committee Members**

- The following 2025 volunteers were confirmed at the time of the meeting:

### **Architectural Committee Volunteers:**

Patrick Haines  
Dan Nichols  
David Szabados

### **Grounds Committee Volunteers:**

Marianne Martin  
Michelle Baker

## **Grounds Maintenance:**

### **1. Irrigation/Mowing**

- Water utilities continue to be one of the largest costs incurred by CVEHOA.
- CVEHOA is currently in the second year of a two-year contract with L.I.D. Although the contract limits direct control of the watering schedule, L.I.D. has been responsive to requests from CVEHOA and the system is currently on a reduced watering schedule.
- Marianne Martin is the direct contact for L.I.D. Homeowners who observe issues with the sprinkler system and/or have irrigation/mowing questions/concerns must contact Marianne at mariennem22@hotmail.com and she will communicate directly with the L.I.D. representative.
- As the L.I.D. contract will expire this year, it is time to obtain new quotes. Marianne Martin has previously tried to obtain many commercial landscape quotes. Many would not take on the work at CVEHOA due to not taking on new clients, COVID, not having sufficient labor, etc. L.I.D. has historically been the best estimate. Marianne Martin indicated the end of this season, fall 2025, would be the ideal time to try and obtain quotes for the spring of 2026. Homeowners are encouraged to email Marianne at mariennem22@hotmail.com with recommendations for commercial mowing/irrigation companies CVEHOA can contact for service estimates.
- The potential option to split the sprinkler/irrigation work from the mowing was discussed. It was also acknowledged that there are benefits of having these services integrated.
- Resource Central offers a free watering assessment for HOAs to support efficient watering. Michelle Baker will contact Resource Central to see if CVEHOA is eligible for this assessment.
- An area by the bridge was discussed that is not being watered properly. L.I.D. has assessed the area and tried to address it. It has not resolved the problem and L.I.D.'s recommendation is to add a sprinkler head. Homeowners in attendance approved authorization of this work.

### **2. Tree Maintenance**

- Emerald Ash bore treatments will be applied this year. There was discussion that this should be done in June. It has not been scheduled yet.

### **3. Bridge Maintenance**

- An estimate will be obtained for maintenance to the bridge towards the tennis courts and homeowners in attendance approved repairs to the bridge be completed in 2025.

**Tennis Court Maintenance:**

- Tennis court crack sealing and re-painting has been completed. This will be needed again in two years. The contract needs to be signed a year in advance. Marianne Martin will be the point of contact for pursuing the contract in 2026 for 2027 maintenance.
- A major resurfacing will eventually be needed. It was anticipated this would need to occur in 2029 based on that being 10 years since the last resurfacing. Marianne Martin reported that feedback from the contractors that recently completed maintenance indicated the condition of the courts may allow for a delay in resurfacing beyond the originally projected year of 2029.

**Community Forum:**

- Homeowners discussed the way the budget is presented and how to ensure it is as easy and transparent for all to understand.
- A homeowner raised concerns about the cost-effectiveness of maintaining the tennis courts, citing limited use. It was noted that eliminating the courts would also incur significant costs due to removal. Several members expressed that the courts are a valued community amenity that may contribute to overall property appeal.
- A homeowner raised concerns about a portable basketball hoop in the street and safety concerns as a result. The city of Louisville prohibits portable hoops in the street. The homeowner filed a complaint with the city and indicated that code enforcement notified the tenants. CVEHOA is limited in response due to the concern occurring in the street, which is maintained by the city. The Board President will send communication to the homeowner of the residence to ensure they are aware of the concern brought forth by the member.

**Announcements:**

- Homeowner members are encouraged to provide email addresses to CVEHOA. Annual dues will be sent by mail. All other communication will be sent via email, which is a cost-saving measure to all. Homeowners can also access information on the CVEHOA website at [cvehoa.com](http://cvehoa.com). Email updates/changes should be sent to the Board President at [baker.michellek@gmail.com](mailto:baker.michellek@gmail.com).

Meeting adjourned at 8:20 pm. Minutes submitted by Diana Rutenberg, CVEHOA Secretary