

BATTLEFIELD ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 4, 2015

Members in attendance: David Bonn, President; Gail King, Treasurer; Addie Henry; Tony Cox; Billy Abrams; Jerry Murphy; Bill Jackson; Beth Vincent, Secretary; Guest Lynn King. The following members were unable to attend: Johnny Johnson, with notice; Bob Beck.

A quorum was established and the meeting called to order at 6:40 PM.

The minutes from the last meeting were approved as sent.

Treasurer's Report: Distributed, discussed and approved unanimously. All dues are paid with the exception of one resident who will be paying very soon.

Old Business

Resident request for additional street lights. Discussion with consensus to designate a committee to ask the affected residents regarding their opinion of the need/their desire for an additional street light in front of their home. The following Board members volunteered to comprise the committee: Addie and Bill will survey the affected residents and will provide a report of their findings at the next meeting.

Dave is waiting for a call from Colleen, Judge Executive's Office, regarding the lakes. Judy Taylor is checking regarding the previously dedicated monies for street repairs.

The third and final violation letter was sent certified mail to Mrs. Pack concerning 141 General Nelson.

Discussion regarding garage door modifications. The garage door modification was approved by the sitting President at the time of the modification. No further discussion with the matter closed.

New Business

Dave spoke with Mr. Ecton who recommends that a motion be made by the Board to accept the resolution to take action to enforce the By-Laws violation policy. Resolution: "Any assessments levied by the Association shall be used only for purposes generally benefitting the Association and its members. Any unpaid assessment shall constitute a lien upon the lot and improvements against which such assessment is made. This lien shall be subordinate to the lien of any first mortgage on the lot and shall be enforceable by the Association against the real property of the lot owner by foreclosure or by any other means authorized by law". The motion was unanimously accepted. Addie will explore whether or not we can file the motion or if an attorney is needed. Discussion regarding whether to send an additional letter regarding the assessment to the resident as well as the property owner.

Discussion regarding distributing the By-Laws and Deed Restrictions to new residents: Two (2) Board members will visit the resident(s) personally to deliver the By-Laws and Deed Restrictions. Discussion regarding new homeowners who have received violation letters and did not have the By-Laws and Deed Restrictions at the time that the letter was received. Unanimous opinion of the Board to not allow that situation to occur in the future. Personal delivery by Board members will eliminate this type of situation.

Committees

Technology--Security System functioning well.

Social--Fees for copying By-Laws and Deed Restrictions for Single Family and Townhome; 20 copies of each: \$75.09. Gail will reimburse.

Received a call from Bluegrass Land Title regarding whether or not dues are owed on a property sold: Gail will call.

Discussion regarding the desirability of a quarterly newsletter for the residents. The newsletter could highlight the upcoming Socials; address concerns shared to Board members. The newsletter could be sent by email. Addie volunteered to compose for us. The motion was made by Gail, seconded by Jerry to pursue a quarterly newsletter. Unanimous approval.

Bill made the motion to adjourn; Tony seconded; unanimous approval. The meeting adjourned at 7:37 PM

The next meeting is Tuesday, September 1, 2015, at 6:30 PM at Gillum's.

Submitted by Beth Vincent, Secretary.