Battlefield Estates Homeowners' Association (BEHOA)
Board of Directors Meeting Minutes

Date: Friday, October 16, 2026
Location: Richmond Public Library
Meeting Called to Order: Approximately 12:13 p.m.
Attendance: All members attending except Addie Henry who was unable to attend

1. Call to Order and Approval of Previous Minutes

The meeting was called to order at approximately 12:13 p.m. The Board reviewed the minutes from the previous meeting, including corrections identifying members who had made or seconded motions. Following discussion, the Board expressed agreement with the revised minutes, which would be revised and posted online.

2. Street Signs and Light Pole Maintenance

Arlene Wilson reported Signs and More confirmed its previous estimate of **$4,278.16** for cleaning, removing rust, and repainting designated neighborhood street signs and light poles.

Concern expressed regarding the accuracy of the number of signs and poles included in the estimate. Arlene explained that at a couple of independent counts by neighbors produced different totals. The Board agreed that an accurate inventory should be completed before proceeding to ensure the contractor's scope of work corresponds with the BEHOA's expectations.

Frank Newman recommended identifying the total number of poles and evaluating their condition to determine whether all poles should be refinished for uniformity and preventive maintenance or whether the work should be limited to those most affected by rust. Don and Ken were identified to assist.

The Board also discussed Kentucky Utilities (KU) will be replacing existing streetlights with LED fixtures as needed. It was noted that KU recently addressed several streetlight problems, including lights near the subdivision entrance. Residents are encouraged to report malfunctioning streetlights directly to KU. (KU Customer Service: 1-800-981-0600 or KU's website for an online Streetlight Outage Form.)

Agreement to complete an inventory of street signs and light poles, assess maintenance needs, and confirm the scope of the Signs and More estimate before proceeding. (Don Nunamaker provided a detailed inventory following the meeting, noting 37 streetlights and 12 signposts on a map. See the attached BE Map with streetlights and sign posts.)

3. Treasurer's Report and Financial Matters

Arlene Wilson, treasurer, presented an update regarding the BEHOA financial accounts, expenses, certificates of deposit balance, and collection of annual dues.

Jaynes and Jaynes, CPA firm, completed the Association's 2025 tax return and with invoice for **$300.00**.

Motion: Beth moved to approve payment of the $300.00 invoice to Jaynes and Jaynes for preparation of the 2025 tax return. Arlene seconded the motion. The motion accepted by the board without opposition.

Arlene Wilson reported the Association's certificate of deposit matured on September 20, 2026, earning $240.40 in total interest. Consistent with the Board's previous discussion concerning shorter-term investments, the funds were renewed for nine months at an interest rate of 3.75%, with maturity scheduled for June 2027.

The following financial information was reported:

- **Checking account balance:** $6,360.95
- **Savings account balance:** $10,749.23
- **September savings interest:** $3.69
- **Year-to-date savings interest:** $11.49
- **September KU bill:** $631.02
- **October KU bill:** $623.60

The Board discussed the minor fluctuations in monthly utility charges, which may be attributable to differences in the monthly billing periods.

4. BEHOA Homeowner Annual Dues and Collections for 2026

The Board discussed the status of outstanding Association dues following the distribution of reminder notices. Additional payments were received, reducing the number of unpaid accounts to approximately eight homes. (At least two homes are listed for sale.)

The Board acknowledged that some homeowners with outstanding balances are or may be preparing to sell their properties, with dues being addressed at the real estate closing.

Arlene Wilson reported receipt of dues payments for both 2026 and 2027 from one homeowner. A potential duplicate payment from another homeowner was identified and will be researched to determine whether a refund or account adjustment is appropriate.

The Board also discussed instances in which payment reminder notices had inadvertently been sent to homeowners who had already paid. Frank Newman expressed apologies for any reminder notices sent to anyone who previously paid. BEHOA annual dues payment records will continue to be reviewed and corrected as necessary. The goal is to provide formal and written documentation of all annual BEHOA dues paid.

Frank Newman and Don Nunamaker discussed sending additional reminder letters to homeowners with outstanding balances before submitting to the CPA firm for collection. Where written correspondence is unsuccessful, personal contact may be attempted.

Agreement of the Board to continue reconciling dues accounts, investigate any possible duplicate payments, and follow up with homeowners with outstanding balances.

5. Neighborhood Parking and Covenant Compliance

Frank Newman reported on communications with Hager Rental Management regarding parking violations involving a rental property on Confederate Drive and other locations.

Hager responded to the BEHOA's concerns and confirmed that the BEHOA parking notice previously prepared by the BEHOA was distributed to its tenants in Battlefield Estates. Hager further advised that their lease agreements prohibit parking in yards and on sidewalks or storing nonoperational vehicles in designated parking spaces or driveways.

Hager expressed its intention to address the reported violations and identified Chastity Moore as the rental management contact for future rental-property concerns.

Don Nunamaker reported receiving additional complaints involving vehicles obstructing sidewalks. The Board discussed the importance of maintaining pedestrian access and encouraging compliance with applicable parking restrictions. Residents may also contact local law enforcement concerning vehicles blocking public sidewalks as needed.

The Board expressed appreciation for Hager's cooperation and emphasized the importance of continued communication with rental-property managers.

6. Landscaping, Drainage, and Property Maintenance

The Board discussed maintenance concerns involving weeds, accumulated gravel, and debris along General Cruft near South Court and property adjoining the golf course.

Barry Tait reported that a resident had undertaken cleanup efforts in this area and expressed concern that accumulated dirt, gravel, and vegetation could interfere with drainage and contribute to deterioration along the roadway.

The Board agreed a photograph was needed to identify the affected location so the matter could be referred to the appropriate golf course manager or County authorities.

Additional discussion addressed maintenance responsibilities near the golf course, including mowing, pond access, and possible additional no-fishing signage.

The Board emphasized that residents should not be expected to perform potentially hazardous maintenance work or repairs on areas owned or maintained by the Battlefield Golf Course and Madison County. (The BEHOA owns no property, all areas not owned by individual homeowners are owned by Madison County, who also owns the golf course.)

Barry Tait will provide a photograph of the affected area for further review and follow-up.

7. Architectural Review and County Code Enforcement

The Board discussed ongoing concerns regarding construction projects, fences, decks, and other property improvements that may require architectural approval or county permits.

Members expressed interest in establishing improved communication with Madison County building inspection and code enforcement officials, including representatives of the incoming county administration as new officials may be assigned or appointed.

The Board noted that better communication could assist homeowners in understanding permitting requirements and improve compliance with subdivision restrictions and applicable building standards. Compliance with all building permits and regulations could help improve property values.

A separate concern was raised regarding improvements and property conditions at a residence on Battlefield Circle, including a reported dead tree near a fire pit. The Board requested that the specific address and supporting information be provided for review.

Agreed to continue communication with county officials and obtain specific property information concerning any architectural and/or safety concerns for the community.

8. Board Membership, Nominations, and Upcoming Elections

The Board discussed upcoming elections and the need to identify homeowners interested in serving on the BEHOA Board of Directors.

Frank Newman, Don Nunamaker, and Ken Lee are among the homeowner representatives whose terms are approaching renewal. The Board also discussed the need to confirm the townhouse representatives scheduled for reelection – Beth Vincent and Fran Watson.

Arlene Wilson reported Chris Ambergey expressed interest in serving on the Board. Other potential candidates and existing members' willingness to serve were also discussed.

The Board reviewed the distinction between election of Board members by the Association membership and selection of officers by the Board. Members discussed whether formal ballots and proxy voting would be required if the number of candidates exceeded available positions. (Printing and distribution of ballots to all homes discussed.)

The possibility of adding additional Board members was discussed as a means of encouraging BEHOA participation and providing additional assistance when needed.

Discussions concerning the exact election procedures, nomination requirements, and applicable provisions of the Association bylaws continued.

Frank Newman indicated that he would consult with Parliamentarian Addie Henry and review with nominating regarding procedural requirements before determining whether ballots or other election materials would be necessary for semiannual meetings.

The Board discussed forming a three-member nominating committee, with Arlene Wilson expressing willingness to serve. Don Nunamaker and Addie Henry suggested as members.

Agreement to identify and confirm all interested candidates, confirm expiring Board terms, and review election procedures before the November 12th semiannual meeting.

9. November Semiannual Membership Meeting

The Board discussed arrangements for the upcoming November semiannual membership meeting, including catering, attendance, meeting facilities, and associated expenses.

Members favored using a menu like previous events catered by Sonny's BBQ, with turkey, pulled pork, side dishes, and dessert discussed as possible selections.

Attendance estimated of at least 35–45 people, subject to confirmation through homeowner responses. Members noting the fall semiannual meetings often have less homeowners attending because of seasonal travel and the approaching Holidays.

The Board agreed that current catering prices, menu choices, and delivery charges should be reviewed before finalizing the order. Members expressed a preference for delivery of food if reasonably priced, given previous difficulties with transporting large food orders.

The Board also reviewed the customary **$300.00 contribution to the church** providing meeting facilities. Members discussed whether the amount remained reasonable, considering the availability of adequate parking, kitchen facilities, and meeting space without additional rental or cleanup charges.

Following discussion, the Board agreed to continue the customary contribution.

Motion: Fran Watson moved to approve a $300.00 contribution to the church for use of its facilities. Beth Vincent seconded the motion. The motion carried, with no opposition.

The Board discussed the possibility of using the Richmond Public Library for future semiannual membership meetings, providing suitable space and lower costs if advance reservations can be arranged within 3 months of the date of the meeting.

Agreement to confirm and secure catering costs, menu selections, delivery arrangements, and anticipated attendance for the November 12th meeting. Faye Gabbard agreed to confirm with Sonny's BBQ.

10. Future Board Meetings

The Board discussed continuing to hold regular BEHOA board meetings at the Richmond Public Library, Fridays at noon.

Members expressed satisfaction with the meeting location and schedule. Because of the library's advance reservation limitations and the upcoming holiday season, the Board anticipated that its next regular meeting may be held in March 2027, unless circumstances require an earlier meeting date.

Frank Newman indicated he would investigate future library reservations, including the possibility of reserving larger meeting space for semiannual membership meetings.

11. Other Business and Community Concerns

Members briefly discussed the need to assist our neighbors who may be experiencing health or personal difficulties.

The Board emphasized the importance of maintaining a supportive neighborhood environment and encouraging residents to help and assistance when appropriate. No additional formal actions taken.

12. Adjournment

There being no further business, the meeting was adjourned at approximately 12:30 p.m.