

WOLF TRACE HOMEOWNERS ASSOCIATION, INC.
Annual Homeowners Meeting

Norton Commons Fire Station
9514 Featherbell Blvd Prospect, KY 40059

November 30, 2022

The Wolf Trace Annual Homeowners Association Meeting was held at the Norton Commons Fire Station; 9514 Featherbell Blvd; Prospect, KY 40059.

A quorum was not present. This is an informational meeting.

Attendance:

Board Members:

Janet Marquardt	President	Present
Dan Combest	Vice President	Absent
Cindy Kulmer	Secretary	Present
Jason Hancock	Treasurer	Present
Jeff Brown	Member at Large	Present
Bill Tindall	Member at Large	Present
Vacant	Member at Large	Vacant
Bill Haley	Site Manager	Present

Homeowners in Attendance: 26 Homeowners attended and signed the register

Call to Order: Janet Marquardt, Wolf Trace Board President called the meeting to order at 7:05 pm.

Agenda Items:

1. **BOARD OF DIRECTORS** -The Wolf Trace Board Members were introduced, Janet Marquardt, President; Cindy Kulmer, Secretary; Jason Hancock, Treasurer; Jeff Brown, Member at Large; Bill Tindall, Member at Large; and Bill Haley, KY Realty Site Manager. Dan Combest, Vice President was unable to attend. Janet Marquardt shared we have a position open on the WT Board, Member at Large. If anyone would like to volunteer please see one of the Board members after the meeting. We had a homeowner volunteer, Doug Bade.

2. **FINANCIAL REPORT** – Bill Haley reviewed the Balance Sheet, as of the end of October 2022 we have \$49,953.87 in Operating, \$52,788.78 in Reserve Account, and \$11,452.27 in Accounts Receivable (Aging Debt). Bill shared that in 2021 the aging debit was \$22497.27, so the aging debit has decreased considerable. There are 3 homeowners that have pending court motions to collect. After collection this will take the aging debit down to around \$7000. This is the lowest the aging debit has ever been.

3. **FINANCIAL REPORT DISCUSSION FOURM:**
 1. **Homeowner Question/Comment:** A few different homeowners question why some of the line items on the WT Budget were over or under budget.
 - a. **HOA Response:** Bill Haley explained, after much discussion, the line items in the WT Budget are estimates of expenses based on the last years expenses.
 - b. **HOA Response:** Janet Marquardt shared that our WT Budget is a working budget developed as a guide, it is not set in stone and we adjust as expenses change.

4. **BUDGET:** The Wolf Trace 2022 Budget was presented and reviewed. The WT HOA Board voted to increase the annual dues by \$20 from \$260 to \$280, due to the increase cost of expenses and increase cost from vendors. The Wolf Trace HOA Board develops a working Budget from the collection of the WT HOA Annual Dues of \$280.00 per homeowner at 210 homes in the subdivision, for a total of \$58,800.00. HOA Dues are due by March 1st. A \$50.00 late fee is applied April 1st and a \$10.00 per month late fee applied until paid. If not paid in 90 days a lien can be filed.

5. **BUDGET DISCUSSION FOURM:** There were no questions or comments.
 - a. **HOA Comment:** Bill Tindall shared for those of you who are new homeowners the WT HOA bills go out in January, and are due by the 1st of March. A \$50 late fee is applied April 1st if not paid and \$10 per month until paid.

6. **WEBSITES:** Janet Marquardt reminded homeowners that there are two websites we can use. Facebook is for the social interaction and general information and wolf-trace.com is for homeowners with requests or problems, or to reach Bill Haley at Ky Realty and to look up info on our HOA documents; By-laws, Convents and Restrictions, and Wolf Trace Rules and Regulations.

7. **WEBSITES DISCUSSION FOURM:**
 1. **Homeowner Question/Comment:** A homeowner felt that the WT Website was not very user friendly especially if you aren't too good with technology. Seemed very complicated.
 - a. **HOA Response:** We have discussed doing a makeover. We will look into this matter.

8. **FRONT HEDGES:** The WT Board has scheduled the hedges on both sides of the entrance on Chamberlain Lane to be trimmed. We chose the off season (Winter months) to get a discount on pricing.
9. **FRONT HEDGES DISCUSSION FOURM:** There were no questions or comments.
10. **POND UPDATE:** Janet shared that there have been issues with the fountain and the fountain lights. A few of our homeowners worked on the fountain, to save the Board money. We thank them for their dedication and time. We hired Stansbury Electric to update some of the ground faults and replace the fountain light bulbs with LED bulbs. The initial cost for LED is more but they don't have to be replaced as often and last a long time.
11. **POND UPDATE DISCUSSION FOURM:**
 1. **Homeowner Question/Comment:** A couple homeowners commented how much they liked the fountain and lights. Makes our subdivision look so nice.
12. **FENCES:** Janet Marquardt shared there have been so many issues with fence request. The WT Board doesn't get to make decisions on what we think is right or looks good. We just check to see if the request is following all the guidelines in the Covenants and Restrictions and the By-laws. The WT Board has discussions about changing the guidelines or make the guidelines clearer. This would have to go before every homeowner to vote and have 2/3 majority vote yes. If everyone doesn't turn in their ballot we have to go door to door and contact the homeowner that didn't turn in their ballot. After we get the majority approval vote (140 homeowners) we then need to legally file the amendment. It is quite involved.
13. **FENCES DISCUSSION FOURM:**
 1. **Homeowner Question/Comment:** A few homeowners brought up why or what is missing regarding specific rules in putting up a fence and why is it so complicated.
 - a. **HOA Response:** The Wolf Trace Board has to follow the guidelines written in the Restrictive Covenants and the By-Laws. Homeowners are to submit plans for an installation of a fence to the Wolf Trace Board for approval. If the Homeowner builds a fence without or against the approval of the Board that Homeowner is responsible for any cost to remove the fence in question if there is a problem. A letter from the attorney will be sent to fence owner who ignored the decision of the Wolf Trace Board non-approval.
 2. **Homeowner Question/Comment:** One homeowner thought the guideline were too confusing and made no sense about set backs on the sides of the property. In Jefferson Co you can attach fences on the sides of property. There doesn't have to be empty space. It seems to them it results in a safety issue.
 3. **Homeowner Question/Comment:** One homeowner commented that the spaces in between fences on the sides just promote an unsafe area especially with the higher privacy fences. It could be dangerous. He had never heard of anything like that before.

a. **HOA Response:** Janet Marquardt shared these rules are not the current WT Boards rules, these were put in the Covenants and Restriction and By-laws when the subdivision was first built. Janet did however share that connecting to a homeowner's fence even with their permission could result in problem if that homeowner sold and the new homeowner didn't like it. You can see how there could be potential issues. This is something the WT Board is going to discuss and work on in the upcoming year.

14. **RENTAL HOMES IN WOLF TRACE:** Janet Marquardt shared that the WT Board has had discussions and are concerned about the number of rental homes in our subdivision. We are about at 20% rentals now. It has come to our attention that several people from out of state, East and West coasts are buying up property in Wolf Trace for rental property. Some a few houses in a row on streets and same for the courts. That means many absentee owners. This practice is not in the best interest of our neighborhood. Too many rentals can make the neighborhood go down along with the property values. The WT Board have started discussions about this and what can be done, also about maybe doing an amendment to our Covenants and Restrictions. It is just in the talking stage right now.

15. **RENTALS IN WOLF TRACE DISCUSSION FOURM:**

1. **Homeowner Question/Comment:** One homeowner commented they didn't understand why the WT Board was concern the number of rental homes in our subdivision. They had seen on the national news that rentals are up everywhere.
 - a. **HOA Response:** Janet shared too many rental homes is something the WT Board has had a few discussions about and how it would affect our subdivision. We as a board and actually you as homeowners should be concerned as well, we want our neighborhood to be the best it can be.
 - b. **HOA Response:** Jason Hancock said studies have been done and show that over 20% rental homes in neighborhoods have proven to make the neighborhood go down and then the property value goes down as well.
2. **Homeowner Question/Comment:** One homeowner shared he thought rental homes were good and as a past renter himself, it was a way for him to have a house until he could buy.
3. **Homeowner Question/Comment:** One homeowner shared they thought a lot of homes that are rented are not kept up as good as they should be. And with out of town or absentee owner's things don't get done.
4. **Homeowner Question/Comment:** A homeowner thought that it is both owners and renters that can be the problem. He commented that some homeowners don't keep their property up either. Happens in most subdivisions.
5. **Homeowner Question/Comment:** A homeowner commented that in the handouts for the meeting he saw that the samples provided were all for condos.
 - a. **HOA Response:** Bill Haley explained those were just samples for the WT Board to look at and get an idea the language used if they want to try an amendment.

6. **Homeowner Question/Comment:** A homeowner asked if you have to be a homeowner to vote and the out of state owner does he get to vote?
 - a. **HOA Response:** Bill Haley replied Yes you do have to be a homeowner to vote and the out of state owners also get a vote. If a proposal was put before the homeowners for a vote all homeowners would receive a ballot by mail. They would vote and send the ballot back, or give the ballot to a board member.
 - b. **HOA Response:** Janet Marquardt shared that the WT Board is not looking to ban all rentals just put a cap on the amount of property that could be sold for rentals. Janet reminded homeowners this is just in the discussion phase right now. Whatever verbiage we come up with it is up to the homeowners to decide if they want the change or not.
 - c. **HOA Response:** Bill Haley also shared that if there was an amendment passed it would not affect current owners/renters. They would be grandfathered in the system.
 - d. **HOA Response:** Bill Tindall asked the homeowners in attendance show of hands who would be interested in the WT Board pursuing this issue. Over the majority of homeowners responded they would be interested.

16. **GARBAGE CANS:** Janet Marquardt shared that there are quite a few homeowners who are placing their garbage cans on their driveways and there is trash on the ground around them. The guideline are the trash cans be in the garage, beside the house with a screen or shrub, or in the back yard. We all need to follow these guide lines. So, our neighborhood will look better.

17. GARBAGE CANS DISCUSSION FOURM:

1. **Homeowner Question/Comment:** A homeowner said she personally doesn't mind seeing garbage cans on the driveway. It doesn't bother her.
 - a. **HOA Response:** Janet again stated our Rules and Regulations and that it is a rule and everyone need to follow these guidelines.
 - b. **HOA Response:** Bill Haley shared the Wolf Trace is a subdivision that have always had By-Laws, Covenants and Restrictions, and Rules and Regulations. As new homeowners move into subdivisions with HOA's with the expectations that all homeowners comply to the rules that make the neighborhood a good place to live and keeps the property values up.

18. **OPEN FOURM:** Janet Marquardt open the floor for any other concerns or comments.

1. **Homeowners Question/Comment:** The one homeowner wanted the garbage can issue put on the ballot to change the rule if there was going to be a vote.
 - a. **HOA Response:** Janet Marquardt told the homeowner that the WT Board would discuss the issue and could be done if there was a vote. The board would have to come up with the correct verbiage
2. **Homeowners Question/Comment:** Homeowner asked how these type issues are monitored.

- a. **HOA Response:** Bill Haley responded that he drives through the subdivision regularly or if there is a complaint he will check it out. A letter to the homeowner is sent requesting that the violation be fixed. The homeowner is given time to fix the issue, if not fixed another letter will be mailed out with a timeline to fix if not fixed by the second request then fines will be assessed to the homeowner.
- 3. **Homeowners Question/Comment:** Homeowner wanted to go back to the garbage cans. It probably doesn't seem like a big issue, but 10 or 15 years ago we had a realtor come talk to the homeowners about how to keep the neighborhood looking good and keep property values up for potential buyers. His response was having the garbage pickup on the same day so cans aren't on the street all different days and keep garbage cans out of sight. He stressed curb appeal is so important for a neighborhood.
- 4. **Homeowners Question/Comment:** I have lived in Wolf Trace 21 years and almost every car runs the stop sign at Chanteclair and Waveland Circle. Our house is on the left second house on the left on Waveland Circle, so when we turn on Waveland we make an imminent left. So many times, cars have almost run into the rear of our car. I am open for any suggestions.
- 5. **Homeowners Question/Comment:** Is there anything we can do to control the noise in the summer with the trucks and trailers coming in to mow yards. Could we get people to have yards cut on the same day. I know probably not but they are so noisy.
 - a. **HOA Response:** Janet responded, that must be annoying but we have to be very careful about not stepping on people's rights.

19. **CLOSING STATEMENT:** Janet Marquardt expressed thanks to everyone that came out to the meeting tonight and being interested in keeping our subdivision the great place it is to live

Upon completion of the informational meeting agenda Janet Marquardt made a motion to adjourn the meeting. Jason Hancock seconded the motion. Meeting adjourn at 8:17 pm

Minutes submitted by Cindy Kulmer, Secretary