

**The Oaks Board of Directors  
Community Board Meeting  
February 18, 2025**

**Attendance:** David Sorrell, Joyce Fister-Daley, Marty Flynn, Ron Oliver, Kris McDougall, Debbie Davis, and Sharon Brown

**Co-owners/Residents Present:** Twelve (12) Co-owners/Residents signed the attendance sheet

**Call to Order:** David Sorrell called the meeting to order at 6:30pm

**Guest Speaker Introductions by the President:** I invited Lexington Police Officers Brandon Means and Robert Jackson to come and speak at our meeting tonight. I know we all are, I do anyway, have concerns about what goes on at Kirklevington Part, especially at night, especially in the summer. And then a couple of years ago, I think all of us know somebody here that had their cars rummaged through, or gone through, or whatever. So, I thought, maybe these gentlemen from the police department could tell us some suggestions or tell us what's going on across the street, maybe. Update us on what we can do to help ourselves.

**Lexington Police Officers:**

**Officer Brandon Means**, neighborhood resource officer for the East segment. When you think about each sector, it's large. It's everything on the outside of New Circle Road, right from Nicholasville all the way to North Broadway from New Circle to the county lines. So that's a lot of areas to cover for patrol. I know over the years, you've heard our numbers in patrol for the police department is a little bit down. It is still that way, typically on each shift. There's around, on good days, 10 officers covering all that ground that I explained to you. Sometimes, if you call the police, and it's really not an emergency, it could be a while before the police get out there.

Neighborhood resource officers don't get dispatched to calls. Often, we get the opportunity to come out and get in a neighborhood and find long-term solutions to people's problems they are having. Most of the time a patrolman is dispatched to an event. They take reports and that gets escalated to a detective. Neighborhood resource officers are driving around most throughout the day, but other times of the day, I'm doing meetings, I'm in schools, I'm doing different events throughout the city. That is my primary focus. Usually I get complaints after officers have been out here time and time and time again. Today I was working on a concern over on some apartments on Nicholasville Road where police have been out there for four months straight. Finally it gets to me and I'm able to go in and actually talk to the property management and do different stuff that the patrol officers don't always have time to do.

Officer Jackson and I were in the same class, 2018. I do a couple of other things in the agency, polygraph for new hires and criminal cases at Kentucky State Police Department across the state.

**Officer Robert Jackson**, Officer Means and I came on the department together about seven years ago. Funny story, we met running through the area of Hartland, kind of laughing at each other out of breath. Literally! It was horrible acutally. Still horrible, so don't ask me to run anywhere. As Officer Means said, the department is still down about 20, 25 officers. We're still trying to put about two classes through a year. Graduating about 15 to 20. Typically, we start about 33 – 38, a little more than half make it through the class. The cutoff age is 41 years old. We have three shifts, there is a little bit of overlap between

second and third or first and second and third to first. As everyone can guess, it's a little busier during the night, because when people like to be all suspicious and do some bad things, right? It is usually 10 officers per sector per shift. So, three sectors, 30 or so patrolmen and women coming out being able to serve. The tough part is some of the hotter calls you need two officers, you need three officers. You might need a sergeant; you might need a detective to come out to do whatever detectives do. We always say try to give us some leniency because there might be 12 people calling in and two of us. We both grew up in Lexington, Bates Creek (Officer Jackson) and Bryan Station (Officer Means). I also teach kids in elementary school. It's an absolute honor and blast to give these kids and try to rope in some of these attention spans that are about this long. My heart goes out to teachers. They've got a lot to deal with. As far as crime goes in the area, everything is available on Lexington's website. If you're good with Google, you can type in Lexington Community crime map, put in your address and kind of do some filters in there. You can bring up everything that's happening. Transparency is one of our main goals. We are absolutely not hiding anything. Just be aware that if it's still an ongoing investigation, names, birthdays, all that important stuff, that's not released. I brought in some rough, very basic numbers with me regarding Kirklevington Park and the area. I didn't really know how far you want to go back, so I brought in six months' worth. **Colony at the Oaks, 385 Redding Road**, there were 150 calls for service in the last six months, 103 were from the same person. It's not uncommon to have one person feel like they are in charge. Sometimes on those calls, it creates additional calls that we have to do just paperwork. Most of those were welfare checks, noise disturbances, things like that, auto thefts, and they did have one shooting. They have 150 calls for service, two arrests, statistically, not bad numbers. **The Oaks, 395 Redding Road**, 15 calls for service. Big difference. Some of those were people breaking into cars, that's what most of those were, a lot were noise disturbances as well. If I had the opportunity to live in a gated community, I would. **Kirklevington Park**, 44 calls. Most of those calls were what we call self-initiated. It's if it's during the night, we see a car running, headlights off, that's a clue. They are probably up to no good because you're not supposed to be at the park after dark anyway. There are three reports: two from cars being broken into and a collision.

Officer Means: I play pickleball a lot (Kirklevington Park). There are a lot of Judges that also play pickleball over there. So they sometimes, when things are kind of sketchy, they let me know. People working through and trying to pick up single women. Playing pickleball over there, that happens quite a bit. Before I forget, that auto theft that happened in your community, was that like three weeks ago? I can't think of the guy's name, it was a Dodge Charger that was stolen here. The call came in that the car was stolen from this location. We got in pursuit of that car the next night. It fled from officers in the Versailles Road area, we terminated, and then it wrecked into a house, the driver got out and ran. We never found the driver, but through investigation, we identified who the driver was. We do have an arrest warrant out for this. He has not been arrested yet, knows who he was, and he'll be held accountable.

Officer Jackson: A quick thing about valuables in a car, if you don't have dark tinted windows, which you shouldn't anyway, keep everything from prying eyes. Normal citizens are the best providers of firearms to the bad guys. The guns end up in the hands of people that should not have them. If people see iPads, laptops, purses, they're just going to knock the window out. They don't care about damages. Regarding Thornton's, all gas stations that are open late at night. That, and any place that's really open late at night, and just we thought of the other way to go, yeah.

**Other discussions with the officers:**

Regarding pot smoking – marijuana is illegal under most circumstances. You're more than welcome to call non-emergency number. Typically, when people call that stuff in, especially in apartment complexes or townhomes or communities like this, we will do a knock and talk with the neighbor. If they don't answer the door, they don't answer the door. We aren't going to kick the door in. The police get a lot more interested when there is a lot of traffic going back and forth. That's when it changes from personal use to possibly trafficking. The HOA will have to consider stepping in if it becomes a nuisance due to smoke/aromas coming through neighbor's vents.

Gated community but people coming behind us all the time – they are technically trespassing, but we don't have a trespassing sign.

Lexington Police Non-emergency number is 859-258-3600

Officer Means – I don't want you to have to decipher what is an emergency or not. If there is a problem, just call 911. Let the dispatch determine whether or not, they can take your call and put it in the stack.

The Sheriff's office serves warrants, escort funerals, and takes first responders to work on snow days.

More info will be sent to The Oaks.

**Board Minutes:** David Sorrell called for a motion to approve the minutes. Minutes were approved as presented.

**President's Remarks:** I think the officers were a good thing to do. I'm going to try to get our council person to come soon. She's new so I was kind of giving her a month or two to kind of get her feet wet before. We can see what kind of money she has and then we'll hit her up.

**Treasurer's Report:** Ron Oliver

In both of our checking accounts we have \$305,320.54. For the Reserve accounts, we have \$500,956.71 and the special assessment, we've collected \$428,650.25 for a total \$1,234,927.60.

Accounts receivable \$51,222.68, for a total assets of \$1,183,704.82.

On the P & I, HOA dues for the month was \$85,615.33. Other Income, \$23,242.65 for a total Income of \$108,857.98.

For Expenses: Administrative Expenses were \$25,517.49. Utilities was \$21,906.71. Repairs and Maintenance were \$11,751.00. Supplies was \$1,183.77. And Landscaping & Grounds were \$22,080.47 for total Expenses of \$81,439.44.

For Net Income was \$37,698.36. Buyer's Reserve fee of \$1,536.00. Reserve Transfer of \$6,587.00. Net Income was \$27,418.54. Other Income, we've got a buyer reserve fee of \$3234.00, Special Assessment and discounts for a Total Income of \$525,060.50. Monthly Reserve Transfer of \$6587.00, Capital Repairs \$9740.00. We have a Net Income of \$536,152.04.

For Budget vs. Actual for January: HOA dues Actual was \$85,615.33 on a Budget of \$82,340.00 for a plus of \$3,275.33. Other Income Actual \$23,242.65 on a Budget of \$8,535.00 which puts us over \$14,707.65 for a Total Income Actual \$108,857.98 on a Budget of \$90,875.00 puts us over \$17,982.98.

For Expenses, Administrative was Actual was \$21,517.49 on the Budget of \$20,361.00 so we were over \$4,156.49. Utilities Actual was \$21,906.71 on a Budget of \$21,101.00 so we were over \$805.71. Repairs and Maintenance Actual was \$117,751.00 on a Budget of \$12,400.00 so we were under \$649.00. Supplies Actual was \$1,183.77 on a Budget of \$775.00 so we were over budget by \$408.77. Landscaping & Grounds Actual was \$22,080.47 on the Budget of \$9,210.00 over budget of \$12,870.47. For Total Expenses Actual was \$81,439.44 on the Budget of \$63,847.00 so we were over budget by \$17,592.44.

For a Net Income \$27,418.54 on the Budget of \$27,028.00 which puts us over \$390.54.

At the bottom, with the transfer fees and special assessment, it's going to put us way up there so we have a Net Income of \$535,991.04 on a Budget of \$20,441.00 puts us over \$515,550.04.

**President's Remarks:** If you back up just a couple of pages of Ann's packet she put together, there is a report call Profit & Loss by Class. I want to make sure we were very, very transparent on the Special Assessment. There is a column there that all of the items that we spend from our \$1,000,000 that we've all put in the pot Ann will code so that it shows up there and we can see actually dollar for dollar value what we spent and what we took in. I just think that is very important. As you can see, we had roof repair, gutter repair that was already paid for ahead of time before we had the funds coming in for the assessment. We will have this report every month. And every check that is written for the assessment we're going to do separately from any other, we won't combine it with any other invoice from that same vendor so we can keep good track of that. I want to say

\*Discussion about the amount of funds the assessment has collected, and which allows work to start as soon as the weather breaks.

\*Discussion about an account of how many shows the 12 months through the extended payment plan and what is outstanding. Notices are being prepared to be sent to those that haven't paid along with a late fee.

\*Discussion about Account Receivable of -\$51,222.00 as it seems to be an asset as opposed to a liability. People pay their HOA fees in advance; we owe them in HOA service.

\*Discussion about P&I budget vs actual, page 2, we are \$18,000 over expense budget. Snow removal spread out, so hopefully we won't have as much and will correct itself as months go on. Ann goes on to note that Plumbing Cleanout was collected as well, but we got a lot of interest income to help offset/flatten our budget. Also, the special assessment money is kept in an account to earn a very good interest which is going to offset some of that snow removal costs that we didn't anticipate. while waiting for these repairs to be done.

#### **Property Manager's Report – Ann Wesley**

**Collections:** We are currently at \$387,169.53 outstanding. \$366,307.53 is for Special Assessment, \$8741 for dues. \$9000 is still open for non-owner occupancy fee, \$2415 late fees, and \$706 are still open for the plumbing cleanout. We continue to send invoices and balance letters monthly. We still have one pending foreclosure.

**Work Requests:** There were 45 work orders received the last 30 days. 8 are still pending from January, 4 are gutters, 2 are concrete repairs, 1 is a foundation issue, 1 lighting issue. Some of the larger items that maintenance and/or contractors have completed are:

T4 - Our maintenance staff dug up the main water line in front of T4 and Disponette was called in on a Sunday to repair the water line.

E1 – Bluegrass painting replaced the drywall ceiling in the breezeway that fell out near #73

E8 - C & R Asphalt replaced the asphalt where a sink hole had formed around the box drain in front of E8

E5 - John Estes Plumbing replaced plumbing drain line in unit #121

E8 - Kodiak Construction is in the process of exposing a damaged sewer line in unit #153 and Disponette will replace the section of the line that is damaged.

E8 – We currently have a foundation leak in #153. We have cleared the drains around the building and are getting a proposal from Champion Water proofing to correct the outside drainage and reseal the foundation.

E12- Maintenance replaced the patio ceiling of 205 that had fallen from the storm.

E14- We have made multiple repairs to the soffit near 230 and roof with metal to prevent raccoons from entering the attic space.

E14 - #229 Patio ceiling fell and maintenance had to replace half of the ceiling.

**Recycling Container:** The board had the recycling container moved to the maintenance area

**Snow Removal:** Snow removal has been an ongoing challenge. Some of the Eaton Salt buckets have solidified and had to be refilled. Caudill's Landscaping will be pre-salting in preparation of the snowstorm tomorrow.

**Special Assessment:** We have collected over \$633,692.48 less the \$13,870.00 for the 3% discount for a net of \$619,822.48 in special Assessment income. The only project completed so far from special assessment funds are the gutters on T3 in the amount of \$9,740. Bonedry also replaced the gutters on T5 but this invoice has not been received yet. Bonedry has projected to begin in March (weather permitting) to start replacement of roofs and gutters.

\*Discussion about trash, building materials in the trash bins. Building materials are to be disposed of by the contractor.

\*Discussion about making changes, renovations and modifications to units that appear on the exterior that are not approved. It's best to ask.

**Social Committee: Sue Wieser**

We had a great party at a UK game this year. We've discussed the SEC tournament coming up in March.

**President's Remarks:** We need to form another committee to review Ann's contract which comes up in June. If anyone would like to volunteer for that, please let me know.

If you are pulling out and somebody is coming down the road, you pull back in. They have the right of way. If you see the gate open, it doesn't mean floor it. When you turn here at the clubhouse and come in the out, and for the 16 people that live in Mansfield's, it's not a fun thing to look down there and see someone revving up their engines running up the hill.

\*Discussion about pending repairs. Most repairs have to wait until the weather breaks.

\*Discussion about cleaning the grates around the property.

\*Discussion about the clubhouse sound bar.

\*Discussion about social media posts. Requests need to go to Ann or through The Oaks office.

\*Discussion about the emergency number. If you have flooding water, other than knowing how to turn off your water or somebody below you if you live in an Eaton, what is your course of action if it is going to be a few hours to get somebody to respond. RESPONSE: most of the time we get those calls, their drain line issues, and they're not water line breaks. Water line breaks cause flooding and will continue until you turn off the water. A drain line issue is going to not leak as long as you don't use whatever it was that you were using that caused it to leak. Ann is working on changes to the emergency procedure. We have an emergency maintenance line 859-296-4663. Co-owners can call that, and it rings to Ann most of the time but soon to be on a rotation through different people so that if a call is missed, someone else will help. If there is a true emergency, it is part of our contract and provides for us as a 24/7 emergency number. And if you are in an Eaton or any unit and you've got water, I don't think it's up to you to decide, just like the officer said, dial 911. Everyone should know where to turn off their water. Call the office if you want to learn where yours is located.

Meeting adjourned at 7:46PM

**Note from Board Secretary – Please make sure the office has your email address and all your contact information.**

Sharon Brown

Board Secretary