

**The Oaks Board of Directors
Community Board Meeting
February 17, 2026**

Attendance: David Sorrell, Kevin McGarry, David Burks, Marty Flynn, Bill Gould

Co-owners/Residents Present: Sixteen (16) Co-owners/Residents were in attendance.

Call to Order: President David Sorrell called the meeting to order at 6:30 p.m.

Board Minutes: President David Sorrell requested a motion to approve the minutes of the November 2025 board meeting. The motion was made by Kevin McGarry and seconded by David Burks. Motion carried.

President's Remarks: President David Sorrell stated that the snow and ice removal was well done. Caudill's employees worked forty-eight hours straight to pre-salt, salt, and remove snow from streets and sidewalks. It was an unusual storm with the combination of ice and snow which made it a challenging task, and they are to be commended for a job well done.

Treasurer's Report: David Burks

Balance Sheet as of January 31, 2026

Total Assets	\$ 873,272.99
Total Liabilities & Equity	\$ 873,272.99

Profit & Loss through January 31, 2026

Total Income/Gross Profit	\$ 90,695.62
Total Expense	\$ 55,189.31
Net Ordinary Income	\$ 35,506.31
Other Income/Special Assessment	\$ 3,157.50
Total Other Expense	\$ 6,587.00

Net Other Income \$ -3,429.50

Net Income \$ 32,076.81

Budget vs Actual through January 31, 2026

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$ 90,695.62	\$ 89,875.00	\$ 820.62
Expense	\$ 55,189.31	\$ 71,204.00	\$ -16,014.69
Other Income	\$ 3,157.50	\$ 00.00	\$ 3,157.50
Other Expenses	\$ 6,587.00	\$ 6,587.00	\$ 00.00
Net Income	\$ <u>32,076.81</u>	\$ <u>12,084.00</u>	\$ <u>19,992.81</u>

Property Manager's Report: Ann Wesley

Collections: Current balance of past due accounts is \$18,721.44 (includes February HOA fees). Late legal fees of \$8,752.03 and \$1,289.02 in plumbing clean-out fees are due. Non-owner occupancy fees, which are \$1,500 per unit, are in the process of being billed out.

Work Orders: There were twenty-six work orders received in January. There are fourteen (14) pending from previous months which include three (3) for railings, two (2) gutter issues, one (1) basement leak, two (2) patio ceiling repairs, four (4) soffit issues, one (1) tree trimming issue, and one (1) electrical repair. These repairs will be done as soon as weather permits.

Recycling/Trash Dumpsters: Ann has contacted the city about returning a recycling bin. It may be necessary for us to rent a bin which the city would empty. Ann will continue to work with the city on this matter. Residents are encouraged to contact our council rep, Emma Curtis, about recycling. Trash sheds remain an ongoing concern. A notice will be distributed to residents to reiterate that the sheds are designated for standard bagged refuse only and should not be used for disposal of large items. A new contract has been negotiated for the trash roll-off.

Painting & Wood Replacement: Building E15 is scheduled to be painted along with necessary wood repairs to restore it to original Oak's Gray. Contractors continue to work on replacing rotten wood as weather permits.

Pool Furniture: David Sorrell is getting bids for new pool furniture. The new furniture will be in the same style as what has been here since the 1990s.

Club House: Painting of the building has been completed and new kitchen cabinets and countertops have been installed.

Concrete Repairs: Concrete repairs are on hold until good weather.

Electrical Repairs: Owners are responsible for the main breaker in their units. Owners can contract Assurance if they are having electrical issues and their electrician can assess the situation. Often the meter pack may need to be repaired or replaced. Owners should be sure to use a licensed electrician. Kentucky Utilities must be involved when replacing the bussing.

Phone: Assurance is still getting the old office number working again. An alert can be sent out with the current phone number, 859- 971- 7903.

Social Committee: Sue Weiser

May 1, 2026, is the day of The Oaks Race Day Party and the day that the pool will open.

Comments and Announcements: A question was raised about noise from upper units and the procedure for getting issues resolved to reduce impact on the lower unit. Ann Wesley will contact the owner and make suggestions.

Concerns about the maintenance area were made due to a variety of items being left in the area. Residents should place items in the dumpsters and/or roll-off.

Motion to adjourn was made by Kevin McGarry and seconded by Betty Barton. Motion was approved.

Respectfully submitted,
Marty N. Flynn
Board Secretary