

**The Oaks Board of Directors
Community Board Meeting
May 19, 2026**

Attendance: David Sorrell, Kevin McGarry, David Burks, Marty Flynn, Bill Goold, Glenn Franklin, Joyce Fister Daley

Co-owners/Residents Present: Twenty-three 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 April 2026 board meeting. One correction for an incorrect spelling of Bill Goold's name was noted and a motion was made to approve the corrected minutes by Ron Oliver and seconded by Kevin McGarry. Motion carried.

President's Report: President David Sorrell reported that pool furniture will be delivered on Thursday, May 21, 2026. There will be a fundraiser this coming Sunday, May 24, at 1:00 to purchase an additional table and 4 chairs which will cost approximately \$1,200.00. The price of the meal will be \$5.00. Donations will be welcomed. Ann Wesley (AMS) agreed to purchase the old furniture for \$500.00.

Treasurer's Report: David Burks

Balance Sheet as of April 30, 2026

Total Assets	\$ 853,613.38
Total Liabilities & Equity	\$ 853,613.38

Profit & Loss through April 30, 2026

Total Income/Gross Profit	\$ 83,339.94
Total Expense	\$ 64,585.76*
Net Ordinary Income	\$ 18,754.18
Other Income	\$ 1,443.00
Total Other Expense	\$ 45,367.92

*Includes credit from Kentucky American Water for water leak.

Net Other Income	\$ -43,924.92
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Net Income	<u>\$ -25,170.74</u>
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Budget vs Actual through April 30, 2026

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$ 362,801.34	\$ 365,300.00	\$ -2,498.66
Expense	\$ 282,414.67 **	\$ 304,816.00	\$ -22,401.33
Other Income	\$ 7,147.41	\$ 00.00	\$ 7,147.41
Other Expenses	\$ 72,628.92	\$ 93,348.00	\$ -20,719.08
Net Income	<u>\$ 14,905.16</u>	<u>\$ -32,864.00</u>	<u>\$ 47,769.16</u>

****Insurance expenses were lower than expected and will be reviewed.**

Property Manager's Report: Ann Wesley

Collections: There is a balance of \$9,605.59 in past due accounts. This includes \$4,734.00 for HOA dues, \$832.00 for non-owner occupancy, \$3,688.60 for late or legal fees and \$350.99 for plumbing cleanout.

Work Requests: Twenty-nine (29) work orders were received during the month of April with twenty-seven of those completed. There are five (5) pending work orders from previous time along with the two (2) from April for a total of seven (7). One (1) is a foundation leak, one (1) tree trimming requests, two (2) faucet repairs and three (3) garage repairs.

Landscaping: A limb cleanup was done last week, and they will be trimming shrubs next week, weather permitting. Flowers were planted today, May 19, 2026.

Painting and Wood Replacement: Painting has been completed on E15 with just some touchups to be done. Several repairs have been completed on E3 and E4. Rotted wood on fencing has been replaced on units 63 and 17. Drainage problem on unit 17 has also been corrected.

Pool Furniture: Pool furniture has been ordered. The pool was opened May 1, 2026.

Water Leak: The water leak near unit 8 has been repaired, back filled, and the sidewalk replaced. An adjustment from the water company has been received but not one from LexServ.

Concrete: Work to replace the lower steps for units 201-206 will begin soon if weather permits. Please look for reach-alerts which will be going out soon.

Plumbing Cleanout: The plumbing cleanout for the Eaton buildings was completed on May 12 and May 13.

Extermination: Orkin has been contacted to schedule the annual termite inspection.

IPM Pest Control will do the second mosquito spray on May 27 and May 28.

Tree Trimming: Work will begin soon to trim trees which will focus on ones that are overhanging on carports and the ash trees along Redding Rd. The dead tree near Redding will be removed. The ash trees have already been treated.

Asphalt: Bids are still being taken for asphalt milling and replacement for 2027.

Questions/Comments: Tree limbs are lodged in the rocks between two of the Eaton buildings.

Concerns were raised about water on the floors of the clubhouse bathrooms from pool guests not drying off before entering. It was suggested that mats be placed on the floors to prevent slips and falls.

A question about replacing dead shrubbery was raised and it was reported that The Oaks would be applying for neighborhood grant to replace shrubs and obtain new signage.

It was reported that the light by the bench near the tennis courts was still not working. This will require hiring an electrician. The electrical repair on E? has been completed. Estimate on gutters for two (2) of the Transy buildings that have been damaged by trucks.

Social Committee: Joanne Anderson reported that water aerobics would begin after Memorial Day and will be held three (3) days per week beginning at 10:30 a.m. if the temperature is at least 70 degrees. All, not just women, are welcome to attend. Three new residents attended book club in May, and all are welcome to attend as it is not just

for women. The next book club meeting will be on Monday, June 17, 2026, and the book to be discussed is *The Rose Code*.

A motion to adjourn the meeting was made by Glenn Franklin and seconded by Kevin McGarry. Motion carried.

Respectfully submitted,

Marty N. Flynn
Board Secretary