

**The Oaks Board of Directors
Community Board Meeting
June 16, 2026**

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

Co-owners/Residents Present: Thirty-two Co-owners/Residents were in attendance.

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

Presentation: Chad Aull, Kentucky State Representative, District 79

Mr. Aull gave a brief history of efforts to construct a sound barrier wall along New Circle Road. Money was appropriated in 2014 but was later canceled by the incoming governor in 2015. The cost of the wall would be approximately \$12 million per section for a total of \$48 million and would include the stretch of New Circle from Nicholasville Road to Alumni Drive. Mr. Aull met with the Transportation Secretary about reviving the effort and was informed that if the project was pursued as part of a bigger project at the federal level, the state would only have to contribute twenty percent (20%) of money needed to complete the project. Congressman Barr agreed to request the funding if it was a priority for the city of Lexington. At that time, the city's transportation focus was on the Newtown Pike area expansion. Representative Aull will continue to pursue his efforts to get this project completed.

Board Minutes: President David Sorrell requested a motion to approve the minutes of the May 2026 board meeting. A motion was made to approve the minutes by Glenn Franklin and seconded by Kevin McGarry. Motion carried.

Treasurer's Report: David Sorrell for David Burks

Balance Sheet as of May 31, 2026

Total Assets	\$ 821,724.15
Total Liabilities & Equity	\$ 821,724.15

Profit & Loss through May 31, 2026

Total Income/Gross Profit	\$ 91,107.31
Total Expense	\$ 100,710.31
Net Ordinary Income	\$ -9,603.00
Total Other Expense	\$ 32,250.00
Net Other Income	\$ -32,250.00
Net Income	<u>\$ -41,853.00</u>

Budget vs Actual through May 31, 2026

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$ 454,833.92	\$ 449,755.00	\$ 5,108.92
Expense	\$ 383,124.98	\$ 384,520.00	\$ -1,395.02
Other Income	\$ 7,147.41	\$ 00.00	\$ 7,147.41
Other Expenses	\$ 104,878.92	\$ 129,935.00	\$ -25,056.08
Net Income	<u>\$ -25,972.57</u>	<u>\$ -64,680.00</u>	<u>\$ 38,707.43</u>

President's Comments: David Sorrell

David commented on the high water and sewer expense, almost \$100,000.00 in just the first five (5) months and asked that everyone be mindful of any leaks, especially toilet leaks, that they may have in their unit. Twenty (20) to one hundred (100) gallons a day can be lost due to one leaky toilet. It is recommended that everyone does a dye test with a few drops of food coloring in the tank. If after thirty minutes or more there is color in the toilet bowl, there is a leak and a plumber should be called.

Property Manager's Report: Ann Wesley

Collections: There is currently a balance of \$6,089.86 in delinquency which consists of \$4,100.00 for dues, \$1,595.00 in late and legal fees, and \$394.86 for plumbing clean-out fees.

Work Requests: There were twenty (20) work orders in May, and twenty (20) work orders were completed. There are six (6) work orders still pending which include two (2) tree trimmings, two (2) outside faucets, and two (2) garage repairs.

Landscaping: Shrub trimming has been completed.

Painting and Wood Replacement: Exterior painting on E15 has been completed and work on patio walls has also been completed. This will be an ongoing process due to the inappropriate materials that have been used in the past on fencing and common porch ceilings.

Concrete: Work will begin as soon as there are four (4) days of dry weather altogether on Units 201 through 206.

Extermination: IPM continues to spray for mosquitoes. Orkin has been contacted regarding interior termite inspections which they have not completed.

Tree Trimming: Tree Pro will be coming soon to review and evaluate trees on the property that need to be trimmed or removed. Suggestions for appropriate tree replacement will also be discussed.

Signage: Possibilities for new directional signage are being discussed. Once the plan and estimate are received, the possibility of making it part of a city grant proposal will be explored. If it is not approved for grant funding, the project could be put in a future budget.

Asphalt: Bids are still being taken for the board to review. The project will cost over \$1,000,000.00 for the entire property. Milling of present asphalt will need to be done to resolve drainage issues and provide an even surface. Financing options will be discussed by the board.

Pool Furniture: A fundraiser raised \$1,000.00 for an additional table and chairs for the pool area. The table has been delivered, and the chairs will be delivered at a later time.

Sidewalks: A question was asked about the age of the sidewalks. Most of the sidewalks are the original sidewalks that were poured when The Oaks was developed.

Clubhouse: Water spots on the clubhouse ceiling were identified. This is likely because the gutters have not been replaced. Replacement of the artwork in the clubhouse was also discussed and will be reviewed later.

Social Committee: Another fundraising event will be held on Sunday, July 5, for a cost of \$5.00 per person. The meat will be provided, and everyone is asked to bring a side dish. Poolside get togethers have been scheduled and there is a list of the dates by the sign-in sheet. A welcome packet is being completed and will be distributed to new owners. Water aerobics have been well attended and are held on Mondays, Wednesdays, and Thursdays at 10:00 a.m. beginning July 1. The Book Club meets on the third Monday of the month at 1:00 p.m. and has been well attended, including several new residents.

Comments/Questions: Squirrels are eating through car/truck wires causing a major expense to owners. Since squirrels are attracted to bird feeders that some residents have outside their units, it is suggested that they be taken down. Owners/residents should not throw bread outside to feed birds or other animals. Trash must be placed in a container in the trash sheds, not thrown on the ground. Recycling must be taken to the recycling dumpster in the maintenance area. A reminder on these issues will be sent out.

Invoices are sent for the plumbing clean out of the Eaton buildings.

Owners of rented units are responsible for paying any assessment and HOA dues.

There are fifteen (15) units rented at this time. It is difficult to track all situations with respect to renters/roommates.

A motion to adjourn the meeting was made by Kris McDougal and seconded by Ron Oliver. Motion carried.

Respectfully submitted,

Marty N. Flynn
Board Secretary