Minutes from Open Quarterly BOD Meeting  April 8, 2019 6:20 P.M.
City of Douglass Hills 209 Moser Rd. Corrected 5/6

The meeting was called to order at 6:00 pm

Welcome All including New Owners

Meeting conducted by Linda Bean

The Board Members present: Linda B President, David R Treasurer, Bonnie C Secretary, Linda C. Member at Large, Amber Gabbard from Mulloy Properties and Atty Dewees

I. Bonnie Read the Minutes from the January Meeting. They were approved and have been posted on Mulloy’s Website.

II. David read the February Financials since March was not ready yet.

   Approved Financials are:  Cash and CD Totals $239,888.57

   Pre-Paid Assets Total: $8,167.51

   Total Assets are $248,056.08

   Insulation Completed $70,958.00, Repairs of plumbing $915 and HVAC Vents $522.

   Total $72,395.00  This should reduce utilities, especially for 2nd floor units.

III. Old Business

   A. Still receiving quotes for Exterior Painting of Complex

   B. New Pool Umbrellas purchased for 2019 Season

   C. Hall Entrance Mats being replaced in April.

IV. New Business

   A. Amber Gabbard (Mulloy Manager) let Owners know the various DHCA information that is on their website.

   B. Copy of new Audits were given to Pat Stewart and anyone else who requested. Extra copies are available after the meeting.

   C. Officer and Management Reports regarding Patricia Stewart. The Board of Directors feels it is their “Fiduciary Duty” to respond to the Condo Owners regarding many threatening emails to BOD, Postings & Mailings of incorrect information and contacting Public Officials. Many hours and $$$ Dollars have been spent due to these accusations. These have continued for more than a year. Attorney Dewees, has mailed: “Cease and Desist” letters to Ms. Stewart with “No Avail!”
List of threats/contact made by Ms. Stewart


2. Many of the issues have been discussed at every meeting during 2017, 2018. Ms. Stewart served on DHCA-BOD, October 2016 until June 2018. The BOD requested her resignation due to allegations and distractions from the BOD to Condo Owners.

   DHCA BOD mailed a letter to all Condo Owners last year with an email attached that had been sent to Mayor Jung of Douglass Hills by Patricia Stewart. The BOD continued to work on all projects for the Complex even through these distractions! There have been multiple emails to BOD and Mulloy. These required advice of Attorney Dewees.

3. Bonding of Directors was an issue of Ms. Stewart: She said we did not have any Bonding for the BOD.

   When this BOD was elected Middle Oak Insurance Company had the Insurance and Bonding for DHCA. This BOD changed insurance companies in 2017 to “State Farm Insurance”. Better coverage for the Complex. Bonding is now through: Fidelity & Surety Bond Operations. DHCA also has an Umbrella Policy through State Farm Insurance because DHCA has a Management Company.

   Bonding is required by Kentucky Law for Condo Associations. It was approved by the BOD while Ms. Stewart served on the BOD in 2017. Papers on file in DHCA Office.

4. 2018/2019 Expenses created by Patricia Stewart:

   Attorney: $1,105.55 meetings and letters
   Audit: $1575.00 for 2017 and $1,575 for 2018      Audit Totals $3,150
   Complete Expense: $,4255.55 re: Ms. Stewart

   These Dollars would have completely restored (7) balconies. This was paid from 136 Condo Owners’ fees!

   Tax Filings and a Review cost $2150 Annually. This was approved in Budget. No Audits are required by KY Law. Because of “Threats” from Ms. Stewart the BOD ordered the Audits.

   D. The BOD requested response from Ms. Stewart to all Condo Owners and presentation of documents substantiating her allegations. The Floor will be open for questions after completion of Ms. Stewart’s response.
1. The BOD asked who the “we” were that she had referred to as having the concerns. The BOD serves all 136 Owners, not just (1). After Ms. Stewart’s speaking, Owners can ask questions.

2. Ms. Stewart referenced the need of an Audit instead of a Review per the By Laws. Pat mentioned the files that were sent to the Shredder. She said they were personal information of residents. The files were taken to a Shredding Company by Pat and Bonnie. They were Vendor Files no longer required for Taxes. This had been addressed in previous letters and meetings.

3. Pat told the group that the Owners were not able to vote on anything. She had seen somewhere that 30 percent of Directors do wrong and Owners should pay attention to what is going on. Several residents said they did not have all of the fears that she has. Some residents at that time said it was the Board’s job to take care of business. Pat mentioned that there was not an election last year. Last quorum was 2016. The BOD said there was not a Quorum in 2017 or 2018. Janice Barlotta said she would help get proxies for the next meeting. This way we could have a quorum for voting. Perhaps the By Laws could be changed in order to lower the quorum.

4. David mentioned that the City Hall has 76 capacity while the Club House only has 52. Previous meetings at Crosby School were plagued by school changing the room size at last minute.

5. Pat asked if the building plumbing could be changed so each condo would have a separate water cut off. Everyone said they already knew this was not feasible. DHCA water is controlled by a Boiler System, plus it would require tearing out walls in every unit.

E. Mr. DeWees addressed Ms. Stewart’s audit concern and said the By Laws did not call for an Audit every year and that Ky State Condo Law for our size Association does not require the more expensive Audit instead of a Review. Also, a Mulloy signature and a DHCA signature are required on all checks. Mr. Dewees said the Board could recommend several changes that would make the By Laws and Rules more up to date. He would help draft those changes so they could be mailed and then voted in Annual Meeting.

Janice Barlotta motioned that we adjourn and Chris Wood seconded that.

Meeting adjourned 7:31

Submitted by Bonnie Crenshaw – Secretary
Approved by: