

Bluegrass Commons Homeowners Annual Meeting

September 23, 2025

The annual meeting of the Bluegrass Commons Homeowners Condominium Association was called to order on September 23, 2025, at 6:07 pm via Zoom by Heather Auger.

Present:

Heather Auger, president; Vida Laureano, secretary; Pat Walter, treasurer; Marrialana Prince, at-large; Ashley Struble, Matt Jones' property manager; Ann Wesley, Assurance; Stacie and Brent Maggard, owners; Mukesh Patel, owner.

Proof of Notice and Quorum:

Ann provided proof of notice. A quorum of 15 units was present.

Introductions:

Those present introduced themselves.

Election of Board Members: Heather's and Pat's terms expire this month. There are no volunteers to serve on the board; therefore, Heather and Pat will continue to serve. There is still one open board position for anyone interested in serving.

Property Manager's report: Ann provided an update on the property. Projects completed include:

Courtyard landscaping, staining of courtyard block accent walls, installation of bulletin boards, courtyard exterior painting, cement sidewalk repair/replacement, dryer vent cleaning.

A new website was created. www.bluegrasscommonscondos.com. Ann reviewed this website's features. Property Meld is a new tool for maintenance requests.

Ann and Heather reviewed upcoming projects. These include landscaping in the front of the complex, additional sidewalk repairs, plumbing repairs and replacement of a water line to the basement and a cleanout, future roof replacement.

Financials: Ann reviewed the financials and proposed 2026 budget.

As of August 31, 2025: Checking Account--\$14,513.19, Reserve Account--\$40,407.54, and Renovation/Special Assessment Checking--\$467.59.

Discussion: Some of the wood posts need an additional coat of paint. We do not have security cameras.

Adjournment and next meeting: The meeting was adjourned at 6:41 pm. The next board meeting will be October 22, at 9:30 am.

Minutes respectfully submitted by Vida Laureano.