

Bluegrass Commons Board of Directors Regular Meeting

November 20, 2025

Call to order

Heather Auger, via Zoom, called the regular meeting of the Bluegrass Commons Board of Directors to order on August 20, 2025, at 9:33 am.

Present: Heather Auger, president; Pat Walter, treasurer; Vida Laureano, secretary; Marrialana Prince, at large; Ann Wesley, Assurance.

The August minutes were approved. There was no meeting in October, and the annual meeting was in September.

Business Matters

As of October 31, 2025: Checking Account--\$6,526.44, Reserve Account--\$42,135.54 and Renovation Checking--\$467.59.

Ann reviewed the budget. The loan balance is \$51,756.94. Payoff date is September 2027, if we continue making the minimum payments. The board will vote on whether to move the Deferred Maintenance balance to the Reserve Account in December.

Property Matters

Water and Sewer Update: A drain line in the laundry room has a small leak. A water line to the other buildings has been pinched as the foundation has settled. This will need repair. **Ann is still looking for a contractor as this will require hand digging.**

Courtyard Landscaping: Fall cleanup and tree trimming should have started Oct 20 with four pickups. **Ann will check on the schedule.**

Website: The website is up and running. Bluegrasscondos.com. **Minutes and financials will be posted.**

Parking tag lockbox: This box has been installed on the railing by the old laundry room.

Painting: Outside painting will commence in the spring.

Parking Lot: The double drive between 155 and 165 was repaired with a cold patch.

New Business

Roof leak: In unit 213 on October 13. Three bad roof boots were replaced. Another roof leak occurred on November 19. Flashing was installed around an electrical box. **Roof bids will be procured for this building.**

Snow and ice prep: Buckets of safe snow and ice melt for concrete and metal have been placed around the grounds and stairways for tenants to use as well. **We need to ensure that LexGrow is using the correct snow melt on our property.**

Snow plan: We discussed a creation of a snow plan to clear the parking lot and driveways in excess of four inches. **Possible locations to place the snow is in the front of the complex in the grass.**

Gutter cleaning: Gutters were cleaned on October 10th. **We need to schedule another cleaning.**

Board Schedule: If feasible we will meet six times a year using special meetings and extended project meetings as needed.

Adjournment The meeting was adjourned at 10:35 am. The next board meeting will be Wednesday December 17 at 9:30 am.

Minutes respectfully submitted by Vida Laureano.