

# 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](http://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 10<sup>th</sup>. **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.