

NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION
QUARTERLY BOARD MEETING

MINUTES

April 24th @ 4:00 PM via Teams

Attendees: Tom Rubey, Brent Bradbury, Brian Hasson, Greg Munster, Laurie Hill, Jeremy Cram and Nick Ealy. Jen Grooms and Bobby Garrett (NAIOE). Theresa Williamson was absent

Call to Order: 3:02 PM

1. Prior Meeting Minutes (1/16/2025), Motion to Approve with request for more specificity with Action Items. LH, Seconded TR, AIF
2. February Financials, Board reviewed
 - a. Deficit in ARC discussed, enforcement and evaluation of fines
 - b. Motion to approve February financials with condition of NAIOE contract fees being reconciled by May 8th. BB, BH 2nd. Approved 5-1
3. Operations
 - a. Report on misc maintenance items for Spring, including benches, bench pads, entrance signs and posts being repaired and repainted
 - b. Alban Mews wall completed with some minor corrections to be made by vendor
 - c. Delinquency report presented and discussed
 - d. Inverness HOA request for sign – hold pending further board review
 - e. Oxford Loop signs – hold pending conversation with the City
4. ARC/ Violations Report
 - i. Discussion on raising fines for violations. \$500 violation fine for construction without approval with \$100 per month (from \$50)
 - ii. Initial Structural fine - \$500, then \$50 per month up to \$200
 - iii. Non Structural fine-no monthly fine beyond violation policy
 - iv. Playset Guideline – approved pending changing wording to read \$100 fine per month for non compliance and a \$500 fine for installation without prior approval. GM/BH, AIF
 - v. Solar Panel Policy – Approved without revision. TR, JC, AIF
5. Open discussion
 - a. Report that the ARC contract for Farms had expired 5 years ago, the review process has been reinstated and is working well
 - b. Keswick watering – reach back out to the City

- c. Assignment of Responsibility
- d. Electricity – discussion about electric meters and what they service within the community
- e. Banking – open an account with CME Federal Credit Union at a rate of 4.25% and transfer \$250,000, make sure we have digital capability. Jen to send final details for approval before proceeding
- f. Island Seeding – several islands are not thriving, Farber Ct and Chetwood were discussed and resolutions proposed.

6. Next Meeting: June 19th 8am. 8000 Walton Parkway Conference Room

Meeting adjourned at 5.29pm. LH, JC, AIF

Respectfully submitted Jennifer M. Grooms