

NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION  
QUARTERLY BOARD MEETING

MINUTES

August 21st @ 4:00PM via Teams

Attendees: Tom Rubey, Brent Bradbury, Brian Hasson, Laurie Hill, Jeremy Cram and Nick Ealy. Jen Grooms (NAIOE) and Jeff Dittmer also present. Absent – Greg Munster

Call to Order: 4.01 PM

1. Prior Meeting Minutes (6/19/2025), Motion to Approve as written. TR, Seconded LH, AIF
2. June Financials, Board reviewed
  - a. Under budget for month and YTD. Of note, under budget in tree work, this work will occur in the Fall
  - b. A request was made to see the financials with the prior year spending by month for comparison purposes.
  - c. A question was raised about the paving line item in Reserves, this was the paver sidewalk on Highgrove/North Gate and the bench pads
3. Operations
  - a. Maintenance - Prince George Island is scheduled for fence work and tree replacement, this is already budgeted, just moved up in the schedule. The gazebo work (Lambton and Pembroke) will begin soon
  - b. Harlem and Greensward bridge-4 estimates presented for approval. Rocky Fork will repair/replace the bridge at a cost not to exceed \$11,387.00. TR made the motion, JC 2<sup>nd</sup>. AIF
  - c. Delinquency - \$26,942.08. 2 accounts in active foreclosure, 2 in pre-foreclosure, 8 accounts collected and released. Over income \$3553.25 in collected funds for the month
  - d. Signage – hold on signage pending further communication from the City. Jeff Dittmer to send a letter to the Mayor and City Council stating the communities support and an invitation to attend a meeting.
  - e. 2026 Budget and Reserve Study – estimates being sought for 2026, the bridge and gazebos were scheduled for 2026 so are now ahead of schedule
4. ARC/ Violations Report
  - i. Discussion of ARC projects

5. Open discussion
  - a. Election of board positions. This will occur after the annual meeting, Jeff Dittmer to establish staggered 3 year board terms and submit for approval
  - b. Preliminary budget to be submitted to the board by 10/1 for review and then discussion and approval at next board meeting
  - c. Irrigation – Jeff to draft a letter to the city asking about watering responsibility for Keswick, Rose Run and Richmond Square
  
6. Next Meeting: October 16th 4pm via Teams

Meeting adjourned at 5.31PM. TR, LH, AIF

Respectfully submitted Jennifer M. Grooms