

MINUTES

Coach House Inc. Council Meeting July 28, 2025

Call to Order: The meeting was called to order by President David Graves at 7:00 p.m. on Monday, July 28, 2025.

Board Members Present: David Graves, Dan Shomer, Joanne Traver, Vince O'Neill, Joyce Bridge, Bob Bush. Jane Cleary was absent.

Owners Present: There were 30 owners present. A signup sheet is attached.

Approval of Minutes: The July 17, 2025 Board Minutes were reviewed by the Board. A motion to approve by Dan Shomer, seconded by Joyce Bridge, was made and approved by the Board unanimously. The Minutes will be posted on the website at www.coachhouselouisville.com and available in the mailroom.

Presentation and Discussion of Reserve Study: Brent Eckhart gave his presentation on the reserve study recently completed. He described the rationale behind such a study and his conclusions. He believes we are in a fairly good position with our needed reserves at about 50% of what is recommended and that we should strive to approach a goal of 100%. He described his qualifications and answered questions from the owners. Determination of how to accomplish this will be left to the Board.

President's Report:

1. **Fire Alarm System:** The equipment is obsolete and will eventually need to be replaced. This project has been included as part of the reserve study. No further action on this item at this time.

2. **Entrance Door Intercom problems:** There were only several owners who are reporting problems with current system. The consensus of the owners was not to pursue replacing system due to the \$50/month per unit cost. No further action on this item at this time.

3. **Garage and Roof Access Security:** The installation of security cameras has been completed and several board members have been trained in their use.

4. **Spectrum Cable:** Will be discontinued August 14, 2025. Owners who wish to continue must contact Spectrum on their own. Several owners are reporting issues with current Spectrum service.

5. Chism Sprinkler Status: The sprinklers in the area between B and C wings and Royal Coach are not working. Since that area appears to not be affected by lack of regular watering, we will not request repairs.

6. Storm Drain Line between B & C Wing: Repaired.

7. Swimming Pool: Leak has been repaired, pump is working, everything seems to be fine. The pool is getting lots of use.

8. Tree Removal: A dying tree near the retaining wall fence will be removed in the fall, and it will not be replaced. There are several fallen tree limbs around the property that need to be removed and Shaun will arrange for that.

Master Deed: The amendments have been finalized and reformatted. After being signed and submitted to the Kentucky Secretary of State, they will be printed and given to each owner.

Revised Contractor Application: Owners should use this form when contracting for major work in their units. They are available in the mail room or from Joyce Bridge.

Carpet/Flooring, Elevator Brass Rail, Laundry Sink: Almost everything done with flooring project this week. Brass rails in elevators refinished. New sink has been installed in laundry room.

Maintenance Committee Report: Not a lot of issues to date, although recently several items are being addressed. There appears to be a leak in corner of Party Room ceiling. Also, holes in B/C garage ceiling need to be repaired.

Joanne reminded residents to report any carpet stain issues or marks on newly painted walls via a maintenance request.

Social Committee Report: We will be having an ice cream social on Thursday, July 31 at 6:30 p.m. Our Labor Day Cookout is on Monday, Sept 1, 2025. A sign up sheet will be posted later in August.

Owners Questions and Concerns: An owner expressed concern about the lobby floor being slippery if shoes were wet, especially on ramps. It was pointed out that there were multiple places of entry to this area where mats/carpets were available for drying shoes. Also, there are railings to be used for stability in the ramped areas.

A new owner pointed out that names were not up to date in front lobby and wing lobbies' posting of owner names and unit numbers. Also in mail room cubbies. Shaun suggested we devise a system to be sure all current residents are listed in a timely manner.

Annual Council Meeting and Board Election: Will be held on Monday, September 29, 2025 at 7p.m. in the Party Room. David Graves encouraged owners to run for the Board.

Adjournment: The meeting was adjourned at 8:15 p.m.