

MINUTES

Coach House Inc. Board Meeting

February 12, 2026 at 9:00 a.m.

Call to Order: The meeting was called to order by President David Graves on Thursday, February 12, 2026, at 9:00 a.m.

Present: Joyce Bridge, Bob Bush, Jane Cleary, Vince O'Neill, Dan Shomer (left early) and Joanne Traver (left early). Also present was Shaun Haley from Kentucky Realty.

Approval of Minutes: The Board reviewed the Minutes from the January 15, 2026 Board meeting. A motion was made by Bob and seconded by Dan to approve the Minutes of the January 15, 2026 Board meeting. The motion passed unanimously. The Minutes will be posted on the website at www.coachhouselouisville.com and available in the mailroom.

Review of January Financials:

- a. Accounts Receivable was reduced.
- b. Expenses were below budget.
- c. Electrical was over budget by \$666.67.
- d. The swimming pool line item showed up in two different places. David asked Shaun to combine this item to reflect on one line item instead of two.
- e. A suggestion was brought up to replace the A/D garage door due to aesthetic factors. This suggestion was put on hold for the time being.

A motion was made by Bob and seconded by Dan to approve the January Financials. The motion passed unanimously. The financials will be placed in the mailroom and will be available on our website at www.coachhouselouisville.com.

Distribution of HMO Fee Schedule to Residents/Grace Period – This item was removed from the agenda as the issue was resolved.

Property Manager's Report:

- a. **Review bids for door entry system** – Shaun reported that he has received three bids so far for this work from Vector Security, Ready Electric, and Louisville Voltage. We will contact a few more companies and have a special meeting next week to vote which company to use. Each plan is i-phone based, and the two units on our walls will be dismounted. We will have a special homeowner meeting to discuss the system's installation and how to use it in the near future.
- b. **Status of garage ceiling drywall repairs in storage unit** – The clogged drain coming from an Owner's unit into a storage unit has been resolved.
- c. **Status of inspection of hallway/garage system and fire extinguisher servicing** – Shaun reported that the fire inspection will take place on February 27th. A reach alert will be going out. This will take place between 8:00 and 9:00 a.m. and takes about an hour.

- d. Status of Rumpke garbage pick-up** – Rumpke is still missing garbage pick-ups, despite Shaun’s repeated attempts to get the problem solved. There is an issue with Phoenix Pool trucks blocking the area around the dumpster by B/C garage. Shaun has been told by Rumpke they will attempt to accommodate us.
- e. Status of warning sign ordered re portico’s 12-foot clearance for truck drivers**– The warning sign has been posted by the portico.
- f. Proposed sale of deceased resident’s unit via auction** – We are told that one of the units is going up for sale via auction for various household items. There is a company that will let one person come in at a time and purchase household items, so there is not a plethora of people in our building. Shaun will follow up.
- g. Removal of appliances through front lobby door** – One of our Owners had a refrigerator taken out and the movers left a large water spot outside the unit and also trailed water to the front door. The Owner was notified about taking it through the garage as opposed to the front door, and it was their responsibility to take care of any damage, as in the Rules and Regs of Coach House. The water spillage was taken care of with no damage to the carpet.

Status of Foreclosures on Delinquent Roof Assessments Properties – Dan reported that one of our two remaining unpaid roof assessment Owners has paid their assessment, and the other has the unit up for sale (unless a Sheriff’s sale takes place before it is sold). There will be another unit up for sale soon, as the contents are being removed currently.

Social Committee:

- a.** Party room tablecloths – Joanne wanted permission to replace the party room tablecloths at a cost of about \$50-\$60 each for six tablecloths. A motion was made by Bob and seconded by Dan to approve the purchase of six tablecloths for the party room. The motion passed unanimously.

Decorating and Landscaping Committee:

- a.** Status of pipe replacement under pool – Dan reported that Phoenix Pools has removed one pipe and replaced it with two pipes for better flow, and that the work is very satisfactory.
- b.** Landscaping/tree removal plans – Dan is rescheduling the tree removal in the front of the building to sometime later this month or beginning of March due to wet/muddy ground.

Maintenance – Bob Bush reported that the Leist unit in B hallway has plumbing issues. Water is backing up into the pipe. Shaun has attempted many times to contact the Owner representative with no luck. We may have to take temporary action to get the issue resolved.

Status of Committee Chairs/Members: Jane reported that we needed to replace the chair of Fire and Safety. David Graves will head that committee. All other Chairpersons have agreed to serve their particular committee going into 2026. She passed out copies of the sign-up sheet to members of the Board for their files.

New Business: There was no new business.

Adjournment: A motion was made by Bob and seconded by Joyce to adjourn the meeting. The motion passed unanimously. The Meeting was adjourned at 10:40 a.m.

The next regular meeting of the Board will be held on **Thursday, March 19, 2026 at 9:00 a.m. in the party room.**

Respectfully submitted,
Jane Cleary
Secretary