

## MINUTES

### Coach House Inc. Special Board Meeting

February 19, 2026

**Call to Order:** The meeting was called to order by President David Graves on Thursday, February 19, 2026 at 9:00 a.m.

**Present:** Bob Bush, Jane Cleary, David Graves, Vince O'Neill, and Joanne Traver were present. Joyce Bridge and Dan Shomer were absent. Also attending was Shaun Haley from Kentucky Realty.

**Review Remote Entrance System Bids and Select Vendor:** Shaun prepared a comparison of bids from Ready Electric, LLV, and Interstate. After much discussion, the contract is being awarded to Ready Electric for an up-front cost of \$19,433, with a recurring cost of \$55/month = \$660 per year for proprietary cell service with a warranty of two years. A homeowners' meeting will be scheduled in a few weeks to instruct residents on the use of this new system.

A motion was made by Dan (via David) and seconded by Joanne to approve the awarding of a contract to install a new remote entrance system to Ready Electric. The motion passed unanimously.

**Review Invoice for Property Insurance and Discuss Options:** Our current insurance is with Erie Insurance. We budgeted this year for \$60,000, and the actual cost came in at \$63,875, which is over budget. If we raise the deductible by \$25,000, the new cost would be \$57,401.22, which would be under our current budget.

A motion was made by Vince and seconded by Bob to increase the insurance deductible to \$25,000 in order to stay under budget for the year. The motion passed unanimously.

**Gas Logs Demonstration:** The fireplace in the party room was serviced because the gas logs were not igniting properly. The logs can now be ignited, and we can begin to use the fireplace.

**New Business:** No new business was reported.

**Adjournment:** A motion was made by Bob and seconded by Joanne to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 9:30 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