



Wolf Trace Homeowners Association Annual Meeting

October 21, 2008

7:00 p.m.

Northeast Christian Church

www.wolf-trace.com



Board of Directors

- ❑ George Jones - President
- ❑ Debbie Tamez - Vice President/Secretary
- ❑ Matt Atkinson - Treasurer
- ❑ Nathaniel Ferrell - Director
- ❑ Jeff Brown - Director
- ❑ Mark Waggoner - Director
- ❑ Bill Tindall - Director



Kentucky Realty Corporation

- ❑ Sydney L. Boroian, Site Manager
 - Wolf Trace
C/o Kentucky Realty Corporation
3944 Bardstown Road
Louisville, Kentucky 40218
 - Phone: (502) 473-0003
 - FAX: (502) 473-7269
 - Website address: www.kyrealtyonline.net
 - Email address: slb@kyrealtyonline.net



Detention Basin

- ❑ In need of attention
 - Pond liner is leaking and has too many holes and tears to repair.
 - Cellular confinement system is coming apart.
- ❑ Three options
 - Fill it in leaving 5 ft of free board.
 - Apply a treatment to try and stop the leaks.
 - Replace the liner and surrounding rocks.



Detention Basin – Fill it in

Work

- Remove the poly liner, rocks, cellular confinement system and clay liner.
- Fill in Area (leaving 5 ft) with Rock, sand and topsoil.
- Sod area.

Cost - Between \$50,000 and \$100,000 plus landscaping



Detention Basin – Fill it in

PROS

- One time cost**
- Safer than a wet detention basin**

CONS

- Possible lower property values**
- Will require landscaping**



Detention Basin – Waterborne Treatment

Work

- Pour in a chemical to seek out and seal the leaks.
- Pond must be kept at a constant level for 72 hours.
- May require several treatments.

Cost - \$12,700 per treatment



Detention Basin – Waterborne Treatment

PROS

- Only takes one day to apply.
- Can be done by us.

CONS

- Could take several treatments.
- Must keep the preferred water level for 72 hours.
- Safety issues with a wet basin.



Detention Basin – Waterborne Treatment

Treatment

Waterborne Treatment	14 Drums @\$770 per Drum	\$10,780.00
Subgrade Prep		\$0.00

Services

Supervision		\$0.00
Freight		\$1,866.87
Broker Fee		\$0.00
AZ Taxes		\$0.00

Total \$12,646.87



Detention Basin – Replace the Poly liner

Work

- Remove the poly liner, rocks, cellular confinement system.
- Repair concrete inlets and outlets.
- Clean and grade bottom of basin.
- Place an underlayment.
- Place a new Lake liner.
- Place gravel and boulders around the basin.

Cost - \$45,000



Detention Basin –Replace the Poly liner

PROS

- ❑ Higher property values

CONS

- ❑ Safety concerns
- ❑ Long term maintenance
- ❑ Eventual replacement (20 years)



Detention Basin –Replace the Poly liner

Materials

Concrete and Sealer	\$450.00
Gravel (2.5 Tons)	\$87.57
Large Boulders 6 Tons	\$1,080.00
Aquatic Plants	\$150.00
Lake Liner 65000 Sq Feet	\$29,000.00
Underlayment 12X300	\$750.00

Machine Rental

Concrete Mixer	\$100.00
Skid Steer	\$1,106.00
Excavator	\$880.00
3 Sludge Pumps	\$200.00

Labor

9 Days \$1300/Day	\$11,700.00
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Total **\$45,503.37**



Wolf Trace Homeowners Association

Discussion Forum



Wolf Trace Homeowners Association Revenue

	Account	2007 Actuals through Sept	2007 Budget	2007 Variance	2008 Actuals through Sept	Expect Through Yr End	2008 Budget	2008 Variance
Revenue	HOA Dues	\$52,775	\$52,500	\$275	\$52,500	\$52,500	\$52,500	\$0
	Late Charges	\$1,000	\$0	\$1,000	\$1,350	\$1,350	\$0	\$1,350
	Interest Income	\$114	\$0	\$114	\$320	\$427	\$150	\$277
	Total Revenue	\$53,889	\$52,500	\$1,389	\$54,170	\$54,277	\$52,650	\$1,627



Wolf Trace Homeowners Association Expenses

Expenses								
Gas and Electric Expense	\$8,261	\$10,500	\$2,239	\$8,080	\$10,773	\$11,500	\$727	
Water and Sewer	\$998	\$2,000	\$1,002	\$1,080	\$1,440	\$2,000	\$560	
Maint/Lighting Supplies	\$241	\$0	(\$241)	\$0	\$0	\$0	\$0	
Aerator Repair	\$0	\$800	\$800	\$1,178	\$1,571	\$800	(\$771)	
Irrigation	\$0	\$1,300	\$1,300	\$0	\$300	\$400	\$100	
Snow Removal	\$2,940	\$5,000	\$2,060	\$6,745	\$6,745	\$5,000	(\$1,745)	
Pond Maintenance	\$1,350	\$2,000	\$650	\$862	\$1,149	\$2,000	\$851	
Lawn Mowing/Leaf Removal	\$8,865	\$18,000	\$9,135	\$8,865	\$12,872	\$12,900	\$28	
General Maint	\$1,156	\$2,000	\$844	\$1,433	\$1,911	\$2,000	\$89	
Landscape Master Plan	\$0	\$0	\$0	\$10,263	\$10,263	\$10,000	(\$263)	



Wolf Trace Homeowners Association Expenses Continued

Insurance-Business	\$0	\$2,000	\$2,000	\$0	\$1,585	\$1,585	\$0
Management Fees	\$3,387	\$4,200	\$813	\$3,150	\$4,200	\$4,200	\$0
Misc Expense	\$471	\$750	\$279	\$306	\$408	\$750	\$342
Postage/Duplication Expense	\$364	\$750	\$386	\$1,002	\$1,336	\$750	(\$586)
Professional and Legal Services	\$219	\$1,000	\$781	\$229	\$305	\$2,500	\$2,195
Taxes	\$175	\$0	(\$175)	\$175	\$175	\$175	\$0
Reserve Account		\$2,200				\$5,000	
Total Expenses	\$28,252	\$52,500	\$22,048	\$43,193		\$61,560	\$1,527
Net Income	\$25,362			25362			



Wolf Trace Homeowners Association 2009 Budget (Revenue)

Revenue	HOA Dues (210 Homes * \$250 per Home)	\$52,500.00
	Late Charges	
	Interest Income	\$400.00
	Total Revenue	\$52,900.00



Wolf Trace Homeowners Association Expenses

Expenses	Gas and Electric Expense	\$11,500.00
	Water and Sewer	\$3,000.00
	Aerator Repair	\$1,200.00
	Irrigation	\$400.00
	Snow Removal	\$5,000.00
	Pond Maintenance	\$2,000.00
	Lawn Mowing/Leaf Removal	\$13,400.00
	General Maintenance	\$2,000.00
	Insurance-Business	\$1,585.00
	Management Fees	\$4,200.00



Wolf Trace Homeowners Association Expenses Continued

Expenses	Misc Expense	\$715.00
	Postage/Duplication Expense	\$1,400.00
	Professional and Legal Services	\$1,500.00
	Taxes	\$600.00
	Reserve Account	\$4,400.00
	Total Expenses	\$52,900



Wolf Trace Homeowners Association

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Nominations For Board of Directors

- Own a home in Wolf Trace.
- Spouses may not serve at the same time.
- Must not be delinquent on dues.
- Must serve for 2 years



Wolf Trace Homeowners Association Nominations

- Matt Atkinson (incumbent)
- Joey Baribeau
- Jeff Brown (incumbent)
- Chad Douglas
- Nate Ferrell (incumbent)
- Scott Reynolds
- Bruce Lucas
- Rick Stocking
- Bill Tindall (incumbent)



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