

Continental View Estates Homeowners' Association

Annual Meeting Minutes

www.cvehoa.com

May 28, 2026

The annual meeting of the Continental View Estates Homeowners' Association (CVEHOA) was held at 1820 Continental View Dr. on May 28, 2026 at 6:30 pm.

Attendees:

Board Members Present: Michelle Baker - President, Dan Nichols - Vice President, John Helton - Treasurer, Diana Rutenberg - Secretary

Homeowner Members Present: Linda Helton, Jessica Stephens, Jennifer Harrod, Vern Gallmeyer, Richard Osgood, David Szabados, Ginny Lane, Barbara Goodman, Rob Ousley, Marianne Martin, Karen Nogami-Stoner, Craig Stoner, Spencer Hellwig

2025 Accomplishments:

- Fence replacement was completed through the special assessment. Thank you to all homeowners for their contributions to this project.
- Tennis court crack sealing and repainting were completed.

Business:

1. Budget

- Board Treasurer reviewed the proposed 2026 budget.
- A new line item, "Reserves Expenses," was added to the 2026 budget to begin funding long-term capital expenses, such as future tennis court and fence maintenance and replacement. It was discussed that this line item may be more appropriately named "Reserve Fund" to better reflect its purpose.
- The tennis court maintenance budget was increased to \$1,500 to prepare for the next scheduled round of crack sealing and repainting, which is anticipated to occur next year.
- The 2026 water budget was reduced based on anticipated conservation efforts, although it was acknowledged that water rates are expected to increase.
- The tree maintenance budget includes one-third of the prorated cost for Emerald Ash Borer (EAB) treatment, which is performed every three years, as well as funding for Phase 1 of a proposed three year trimming plan.
- It was noted that HOAs are generally encouraged to obtain an audit every two to three years. The Board President reported that previous efforts to secure an independent auditor have been unsuccessful. As a result, CVEHOA has not completed a formal independent audit and continues to conduct internal reviews of its financial records and reserves. Craig Stoner, Homeowner, volunteered to assist with a review of CVEHOA's financial records. CVEHOA financial records are also available for homeowner review on the community website at cvehoa.com.
- The proposed 2026 budget was reviewed and approved by the homeowners in attendance. CVEHOA will continue to qualify for and utilize the applicable IRS filing procedure for associations with annual income below \$50,000.
- Homeowners approved an increase in annual dues of \$50, from \$600 to \$650, for 2026 to account for inflation and increased operating expenses, including the adjustment for tennis court maintenance discussed during the meeting. Annual dues will be due on June 30, 2026. A late penalty will be assessed for payments received after July 30, 2026.

2. Board of Directors

- The floor was opened for nominations for the Board of Directors. Homeowner members were nominated and confirmed. The following homeowners will serve on the Board of Directors for 2026:

Michelle Baker - President:
Dan Nichols - Vice President
John Helton - Treasurer
Diana Rutenberg - Secretary
Connie Cornell - At Large

3. Committee Members

- The following 2026 volunteers were confirmed at the time of the meeting:

Architectural Committee Volunteers:

Patrick Haines
Dan Nichols
David Szabados

Grounds Committee Volunteers:

Marianne Martin
Michelle Baker
Bill Martin - Tennis Courts

Grounds Maintenance:

1. Irrigation/Mowing

- Water continues to be one of CVEHOA's largest operating expenses.
- C & C Services (formerly Carlson & Carlson Sprinklers) currently provides irrigation and mowing services under a one-year contract. CVEHOA will continue to monitor the company's responsiveness and overall performance and will determine prior to the end of the calendar year whether to renew the contract for the following year. If renewal is desired, CVEHOA will seek to obtain a renewal estimate before year-end.
- Discussion was held regarding the age and condition of the sprinkler system. While several minor repairs have been successfully completed, the current system is a traditional timer-based ("dumb") system that requires on-site adjustments. Newer systems offer water conservation features such as rain sensors, and in some cases, smart technology with remote access capabilities. Smart technology would require access to Wi-Fi. It was noted that estimates recently obtained for some of these upgrades were lower than previous estimates.
- C & C Services has provided information regarding a tiered upgrade model that could further support water conservation efforts.
- C & C Services completed the spring cleanup and sprinkler system activation, including identifying needed repairs, obtaining CVEHOA's approval, and completing the authorized work.
- The sprinkler system has been turned off periodically in response to weather conditions and to align with Louisville's watering recommendations. CVEHOA will continue to follow applicable city guidance regarding irrigation practices.
- C & C Services utilizes recommendations from Resource Central to help inform irrigation scheduling and water conservation efforts.
- Marianne Martin serves as CVEHOA's primary point of contact for C & C services. Homeowners who observe irrigation issues or have questions or concerns regarding irrigation or mowing services should contact Marianne at marianne22@hotmail.com. Marianne will communicate directly with C & C Services representative as needed.

2. Tree Maintenance

- Emerald Ash Borer (EAB) treatment was completed in 2025. This treatment is performed on a three-year cycle.

- Hollar Tree Company provided an estimate of CVEHOA-maintained trees and developed a prioritized maintenance plan. Trees identified as Priority 1 will be addressed this year, with maintenance for trees identified as Priorities 2 and 3 planned over the following two years as part of a phased approach to tree care.

Tennis Court Maintenance:

- Tennis court crack sealing and repainting were completed in 2025. These maintenance services are anticipated to be needed again in 2027. Because the contractor requires agreements to be executed approximately one year in advance, Marianne Martin will serve as the point of contact for securing a contract for the 2027 maintenance cycle.
- A full court resurfacing will eventually be required. Based on the previous resurfacing schedule, it was initially anticipated that this work would be needed in 2029, approximately ten years after the last resurfacing. However, feedback from the contractors who completed the 2025 maintenance indicated that the current condition of the courts may allow resurfacing to be deferred beyond 2029. Additional evaluation and contractor input will be obtained during the 2027 maintenance cycle to further assess the timing of this future capital project.

Community Forum:

- Homeowners briefly discussed the process for amending CVEHOA's governing documents and covenants. All governing documents are available for homeowner review at cvehoa.com.
- It was noted that the city's current watering guidance is to limit irrigation to two days per week between 6:00 pm and 10:00 am. Homeowners were encouraged to refer to the city's website for the most current watering recommendations.
- A homeowner expressed appreciation to the CVEHOA Board and community volunteers for their service, as well as to John and Linda Helton for hosting the annual meeting.
- A homeowner reported that a strap on the tennis court had broken. Homeowners in attendance approved the minor repair. Marianne Martin will communicate the issue to Bill Martin, Tennis Court Maintenance Volunteer, who will address the repair and submit the associated expense to the Board Treasurer for reimbursement.
- A homeowner expressed concern regarding possible poison ivy near a tree in Annette Brand Park. It was noted that the park is maintained by the city and falls outside CVEHOA's maintenance responsibilities.
- The Board President inquired about homeowner interest in reinstating an annual community gathering, which had been held in prior years. Interest was expressed by homeowners in attendance and the Board President agreed to explore the possibility of organizing a future community event.

Announcements:

- Homeowners are encouraged to provide and maintain a current email address with CVEHOA. Annual dues notices will be distributed by both mail and email. Other CVEHOA communications will primarily be sent via email as a cost-saving measure for the community. Requests to update email contact information should be directed to the Board President at baker.michellek@gmail.com.
- Please note the ContinentalViewHOA@gmail.com email address is used for outgoing Board communication only and is not regularly monitored for incoming correspondence. An automatic reply will be added to this account to provide homeowners with information on how to contact the Board. Homeowners may contact the Board President directly at baker.michellek@gmail.com with questions or concerns.
- Homeowners may access documents, including the 2026 CVEHOA map, 2025 financial report and 2026 budget, on the CVEHOA website at cvehoa.com.

Meeting adjourned at 7:45 pm. Minutes submitted by Diana Rutenberg, CVEHOA Secretary