

Grand Villa Neighborhood Association, INC.

2025 Annual Meeting Minutes

June 30, 2025

Opening (Joseph Lund – President):

- Introduction of current Board members and call to order of meeting at 7:00PM.
 - Quorum was met and meeting proceeded.
- Reminder to mute phones/computers during the virtual meeting.
- Christie Lund (Secretary) will compile the meeting minutes.

Voting for 2025/2026 Board Positions (Joseph Lund – President):

- Voting for all four (4) board positions opened to the membership.
 - **Joseph Lund** sought to remain a current Board member and position of President.
 - Adam Wedeking made a motion for approval.
 - Lauren Olgine second the motion.
 - No members opposed and **Joseph Lund will remain Board member and President for 2025/2026.**
 - **Adam Wedeking** sought to remain a current Board member and position of Vice President.
 - Lauren Olgine made a motion for approval.
 - Christie Lund second the motion.
 - No members opposed and **Adam Wedeking will remain Board member and President for 2025/2026.**
 - The **Treasurer** Board position and role was originally voted and approved for Kay McHone. She contacted the HOA President Joseph Lund on 7/3/25 by text message to inform that she had a conflict and could not hold a Board position with the HOA. **Currently, there is an open Board position and role for the Treasurer for 2025/2026.** Joseph Lund (President) will manage the HOA financials with support from Adam Wedeking (Vice President) until the Board position and role of Treasurer is filled.
 - **Ryan Werner** sought to become a new Board member and position of Secretary.
 - Adam Wedeking made a motion for approval.
 - Lauren Olgine second the motion.
 - No members opposed and **Ryan Werner be added as a Board member and Secretary for 2025/2026.**

Approved 2025/2026 Board Members

President	Vice President	Treasurer	Secretary
Joseph Lund	Adam Wedeking	Vacant	Ryan Werner

Current Financials (*Lauren Olgine – Treasurer*):

	7/1/2024- 6/26/2025
Starting Balance	34,375.30
— Revenues —	
HOA Dues Paid Online	5,130.00
HOA Dues Received	6,450.00
Total Revenues	11,580.00
— Expenses —	
Office Supplies and	455.56
Leagl Fees	100
Website Fees	496.8
Lawn care	6,365.30
Block Party Expense	2,548.78
Utilities	3,344.22
Total Expenses	13,310.66
Ending Balance	32,644.64
Bank Balance	32,644.64
CD	14,573.40

- 7 lots have not paid 2025 annual dues in-full. Notices to those lot owners will be sent and non-payment shall constitute a lien on each lot that is not current per section 28 of the current HOA Restrictions.

Old Business (*Adam Wedeking – Vice President*):

- Neighborhood block party (September 2024) was a good success with many residents coming to socialize and enjoy food and activities.
- The neighborhood yard sale that was requested did take place (June 2025). Only 3 homes participated, and it will be difficult to get the surrounding area to come to another block party if we were to schedule another in the future.
- Neighborhood communication can be done through the HOA website. All contact information is updated, and this also helps to retain a record of the inquiry. The HOA website is www.grandvilla.org.

New Business (*Joseph Lund – President*):

- Paving: The roads in Grand Villa are maintained by Oldham County. Joseph Lund inquired with the Road Department to have pothole/cracks repaired from winter snow removal. Resurfacing of the road was also discussed and Grand Villa is on the list to be resurfaced. There is not definitive

timeframe, and this could take place as late as summer of 2026 dependent on county budgeting. More information will be communicated if paving begins to take place.

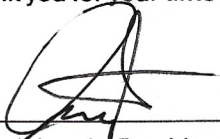
- **Speeding:** Reminder that the speed limit in the neighborhood is 25MPH on all roads. Please slow down and watch for children.
- **Break In Activity in the Area:** There has been some attempted break in activity and possible vandalization. If you see something, call 911. Feel free to send an email to the HOA through the HOA website, and the HOA can also reach out to the police department on their non-emergency number to request additional patrol. Having the time these events are taking place is helpful to obtain increased patrol.
- **Signage:** Please remember that the only signs that are allowed per the HOA restrictions are "For Sale" signs. We have previously allowed "Be Kind" and "Graduation" signs and will continue to do so as these help to promote a kind and celebratory community within Grand Villa.
- **Data Center:** There has been a lot of discussion surrounding the proposed data center in Oldham County. While this affects Oldham County and possibly the surrounding area/neighborhood, the HOA is tasked with the business needs outlined in the Bylaws. If you would like to be more involved (for or against), it is recommended you attend the Circuit Court Meetings to make your opinions known.

Open Discussion (Membership):

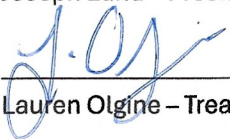
- **Garages:** Jason Greer asked if there would be any additional discussion on increasing the size of non-attached garages on lots. Joseph Lund advised that if a committee wanted to be formed to gauge interested, pros/cons from the neighborhood that would be a good start on deciding how to re-approach this subject. Jason Greer stated he would support this approach. Ryan Werner also stated he would help with that approach when needed.
- **Block Party:** Multiple members asked if we would continue to have the block party in 2025. Christie Lund advised that there would likely be another block party and we are looking into dates to host. We will determine if this event continues based on the 2025 interest and attendance. Joseph Lund mentioned that the Board has a good system to budget for this event and we have reduced costs based on previous attendance.
- **Financials:** Dave Linean inquired if the financials of the HOA will be made available. Joseph Lund advised that they would be.

Closing of Meeting (Joseph Lund – President):

Thank you for your time and please contact the HOA if you have questions.



Joseph Lund – President



Lauren Olgine – Treasurer



Adam Wedeking – Vice President



Christie Lund - Secretary

7/3/25

Date