

Troon Homeowners Board Meeting
April 17, 2025

Meeting called to order at 3:10 pm; Kelly welcomed residents and board members
Present - Kelly Loy, Art Potter, Phil Teta, Diane Still, Eddie Douglas, Troon residents

Minutes/Treasurer's Report - Motion by Kelly seconded by Richard to approve March minutes, board approved; board reviewed financial report and budget amendment; suggestion to start putting extra funds into a pavement fund as soon as roofs are complete; motion by Diane seconded by Art to approve financial report and amended budget; board approved

Mulloy Report - Eddie reported submitting reimbursement to Louisville Water System for bill adjustment regarding water leak on Troon Drive; Terminix continuing contract for all homes for termite control, bill due in June; pool pump needs replacing at cost of \$1100, contract with Kentuckiana Pools to maintain pool including discount for equipment repair; Eddie will check with Spectrum to see if we can discontinue clubhouse service but still have emergency phone outside at the pool

Riverside Paving Presentation - Donnie Manford presented a report and estimate for milling and paving Troon roads at a cost of \$511,000 at current pricing; lifespan estimate of current paving is around 2 - 2 ½ years; no action taken

Resurface Pool - The pool has extensive cracking, missing tiles and discoloration/staining; recommendation to resurface every 5-7 years but has not been resurfaced since installation; estimate for resurfacing the pool was submitted by Kentuckiana Pools at a cost of \$25,000; board agreed to wait until early spring 2026 to resurface

Waste Management Info - Residents were reminded about trash can placement; recycling for individual households is available at a cost of around \$7 a month, residents can contact WM to set up recycling; bulk item pick up service is included in our WM contract, residents can call WM at 1-866-237-7019 to schedule a Wednesday or Thursday pickup; local contact numbers for Waste Management—Lorri Lee (District Operations Manager) 502-676-8610 or Peach Williams (Operation Specialist) 502-962-5027 / 502-216-5880

Final Roof Assessment Notice - Reminder that final roof assessment payments are due at Mulloy by May 1st; late payments will incur a 10% fee compounded monthly (separate email from Richard was sent out)

Hand Mowing Personal Cost - Our current landscaping contract allows for 29 problematic areas to be hand mowed where riding mowers can't operate; additional homeowners who want their area push mowed can contract with Earthcare at an additional cost of \$30 each week at owner's expense as this is not covered in our current contract

Weed Control/Fertilizer - Motion by Diane, seconded by Kelly to contract for weed control/fertilizer, approved by board

Stucco/Drainage Issues - Extensive damage to two stucco units due to gutter leakage and poor drainage in mulch areas; Chris Ritchie corrected drainage areas, roofers will install gutter diverters, stucco repairs scheduled mid-May

Comments from Residents - Charlene is still needing volunteers to sign up for testing the pool water this season, please contact her at 502-807-0708; a short training session will be provided for volunteers; community thanked Tom and Rex for the volunteer jobs they do around Troon; Carol reported on upcoming Derby Party and encouraged residents to get involved with social activity planning including leading a community event; Diane encouraged residents to Adopt-A-Spot in the neighborhood sprucing up the landscape/mulch in common areas and thanked those who have already added new plants/mulch to several areas

Friendly reminders - Package deliveries are often misdirected in Troon so please be a good neighbor and take it to the correct address or use the directory to call the rightful owner to retrieve the package; please observe the 15 mph speed limit when driving in Troon, we have many four-legged friends (and two-legged ones) we want to keep safe

Meeting was adjourned at 4:30 Next meeting is scheduled for May 15 at 4:00 PM.