

Andover Neighborhood Association, Inc.
C/o All Points Community Management, LLC
141 Prosperous Place, Suite 21A
Lexington KY 40509

What: Andover Neighborhood Association, Inc.
Annual Meeting
Where: Virtually via Zoom
When: December 7, 2020
6:00 PM

Agenda

Call to order

Quorum announcement

Disposition of previous meetings minutes

Reports:

- Greenspace
- Landscaping
- Holiday Decorating Contest

New Business:

- Budget Approval
- Election of Directors

Member Q&A

Adjournment



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**Andover Neighborhood Association Board of Directors Public Meeting—WebEx
Tuesday, October 19, 2021
Meeting Minutes**

The Andover Neighborhood Association Board of Directors Public Meeting was held on Tuesday, October 19, 2021 via WebEx due to the Coronavirus (Covid-19) and in compliance with social distancing guidelines.

Board President Jackie Long called the meeting to order at 6:00pm. ANA Board Members present included, Jackie Long, Brigid DeVries, Paige Forsyth, Sherri Patterson, Nicole Galavotti, Jaime Gorden, and Philip Pietrowski. ANA Association Manager, Jared Gibson was also in attendance. A quorum was present. Sixteen homeowners tuned in to the meeting.

Public Board Meeting Minutes

The first item on the agenda was a review of the minutes from the last Public Meeting, held on June 29, 2021. Sherri Patterson made a motion to approve the minutes, seconded by Jaime Gorden. The motion passed unanimously.

Reports of officers, committees, and management

- **Landscape Committee**

Jackie provided an update on the Andover Village Drive entrance and Conceptual Drawing submitted by Bill Henkel to the Board. Mr. Henkel has revised the plan somewhat from recent input from the Board, to include more native trees and shrubs and seasonal interest. Planters similar to those at the current Forrest Hill entrance will be incorporated in the design also. Mr. Henkel will be submitting the final drawing and budget for discussion at a subsequent Public Meeting after the December 7, Annual Meeting. Brigid shared that ANA was recognized by a Garden Club for the beautification efforts and colorful plantings in the entrance and landscape areas.

- **Greenspace Update**

Jackie reported on the gabion basket project currently underway involving the #11 & 12 waterway and Greenspace area. Nicole shared that there will also be some ongoing drainage work on #12 and the waterway area by the bridge by #17.

- **Questions and Answer Session**

- A question was asked regarding the proposed Greenspace Tree Plan. Jackie clarified that Bill Henkel is working on the tree plan. Once the plan is submitted to the Board by Mr. Henkel for review, it will then be shared with the homeowners at a subsequent Public Meeting, or possibly a specially called meeting, likely sometime in 2022.
- A question was asked about how to contact the Greenspace Committee. Jackie shared that an email is the best way, and the email address is greenspace@andover.org
- There will be an ANA Holiday Decorating Contest again this year. A new category will be added to include best backyard lights/decorations adjacent to the Greenspace. Information will be included in an upcoming Newsletter which will be sent electronically, and included on the Andover Hills Website. Jared Gibson stressed the importance of all homeowners submitting their current email addresses to All-points. Individuals who don't use email can request a paper copy from All-points and it will be mailed out to them.

- **Annual Meeting, December 7, 2021**

- The Budget will be posted on the website and reviewed at the Annual Meeting. Board elections will take place at this meeting also. Prior to the Annual Meeting, those interested in running for the Board can contact Jared Gibson at Jared@allpointsky.com.

- **Adjournment**

- There being no further business Nicole made a motion to adjourn seconded by Jaime which passed unanimously.

Submitted by Brigid L. DeVries, ANA Board Secretary

Andover Neighborhood Association, Inc.							
2021-22 Budget Comparison Report & 2022-23 Budget							
Income/Expense Category	Feb - Oct 2021	Nov - Jan 2022	2021-22	2021-22	2021-22	2022-23	
	Actual	Estimate	Total	Variance	Budget	Budget	Notes
Income							
03020 - Assessments, Operations	\$141,170.00	\$0.00	\$141,170.00	\$0.00	\$141,170.00	\$146,742.50	\$197.5 per lot
03050 - Insurance Claims	\$8,071.96	\$0.00	\$8,071.96	\$8,071.96	\$0.00	\$0.00	
03070 - Assessments, Repairs	\$8,416.40	\$0.00	\$8,416.40	\$8,416.40	\$0.00	\$0.00	
03080 - Interest Income	\$97.85	\$42.00	\$139.85	\$139.85	\$0.00	\$0.00	
03100 - Late Fee Income	\$809.35	\$100.00	\$909.35	(\$690.65)	\$1,600.00	\$1,200.00	
03120 - Legal Fees Reimbursement	\$3,275.00	\$750.00	\$4,025.00	\$25.00	\$4,000.00	\$4,000.00	
03140 - Misc. Income	\$224.00	\$25.00	\$249.00	\$249.00	\$0.00	\$0.00	
03150 - Grants	\$1,600.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$0.00	
Total Income	\$163,664.56	\$917.00	\$164,581.56	\$17,811.56	\$146,770.00	\$151,942.50	
Expense							
Administrative & General							
04025 - Accounting & Audit Fees	\$3,325.00	\$0.00	\$3,325.00	\$625.00	\$3,950.00	\$3,600.00	
04030 - Professional Services	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00	\$2,000.00	
04050 - Bad Debt Expense	\$684.67	\$0.00	\$684.67	(\$384.67)	\$300.00	\$1,000.00	
04075 - Bank Fees	\$24.00	\$12.00	\$36.00	\$12.00	\$48.00	\$48.00	
04100 - Dues & Subscriptions	\$15.00	\$0.00	\$15.00	\$0.00	\$15.00	\$15.00	
04130 - Holiday Decorations	\$4,950.74	\$0.00	\$4,950.74	\$1,049.26	\$6,000.00	\$8,550.00	
04150 - Insurance, Business Liability	\$3,411.50	\$0.00	\$3,411.50	\$53.50	\$3,465.00	\$3,520.00	
04200 - Legal Fees	\$6,620.80	\$1,750.00	\$8,370.80	\$1,629.20	\$10,000.00	\$8,400.00	
04225 - Management Fees	\$12,847.50	\$4,282.50	\$17,130.00	\$0.00	\$17,130.00	\$18,000.00	
04230 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$240.00	\$240.00	\$60.00	
04235 - Meeting Expense	\$0.00	\$0.00	\$0.00	\$240.00	\$240.00	\$240.00	
04250 - Newsletter	\$1,305.70	\$0.00	\$1,305.70	\$1,094.30	\$2,400.00	\$240.00	
04275 - Office Supplies	\$789.75	\$600.00	\$1,389.75	\$1,410.25	\$2,800.00	\$2,000.00	
04300 - Postage	\$1,278.02	\$500.00	\$1,778.02	\$21.98	\$1,800.00	\$1,200.00	
04305 - Security	\$4,800.00	\$0.00	\$4,800.00	\$0.00	\$4,800.00	\$4,800.00	
04315 - Signs	\$0.00	\$240.00	\$240.00	\$360.00	\$600.00	\$240.00	
04325 - Social Activities	\$308.50	\$250.00	\$558.50	\$8,441.50	\$9,000.00	\$9,000.00	
04400 - Storage Rental	\$882.00	\$882.00	\$1,764.00	(\$164.00)	\$1,600.00	\$1,764.00	
Total Administrative & General	\$41,243.18	\$10,916.50	\$52,159.68	\$14,628.32	\$66,788.00	\$64,677.00	
Maintenance, Buildings							
04610 - Insurable Repairs	\$7,100.00	\$0.00	\$7,100.00	(\$7,100.00)	\$0.00	\$0.00	Repairs to greenspace restroom bldg
Total Maintenance, Buildings	\$7,100.00	\$0.00	\$7,100.00	(\$7,100.00)	\$0.00	\$0.00	

Income/Expense Category	Feb - Oct 2021	Nov - Jan 2022	2021-22	2021-22	2021-22	2022-23	
	Actual	Estimate	Total	Variance	Budget	Budget	Notes
Income, Greenspace							
03021 - Assessments, Greenspace Purchase	\$26,540.05	\$53,128.51	\$79,668.56	\$40,516.56	\$39,152.00	\$37,688.66	
03023 - Assessments, Greenspace Maintenance	\$104,490.00	\$0.00	\$104,490.00	\$0.00	\$104,490.00	\$104,490.00	
03081 - Interest Income, Note Receivable	\$14,384.99	\$0.00	\$14,384.99	(\$115.01)	\$14,500.00	\$12,000.00	
03151 - Grants, Greenspace	\$0.00	\$0.00	\$0.00	(\$231,876.37)	\$231,876.37	\$231,876.37	
Total Income, Greenspace	\$145,415.04	\$53,128.51	\$198,543.55	(\$191,474.82)	\$390,018.37	\$386,055.03	
Expense, Greenspace							
04010 - Loan Payment Interest, ANA	\$12,210.08	\$3,788.00	\$15,998.08	(\$148.08)	\$15,850.00	\$13,978.18	
05640 - Management	\$2,250.00	\$750.00	\$3,000.00	\$0.00	\$3,000.00	\$3,150.00	
05645 - Insurance	\$0.00	\$2,125.00	\$2,125.00	\$0.00	\$2,125.00	\$2,400.00	Flood insurance may no longer be req.
05650 - Mowing	\$33,761.00	\$5,194.00	\$38,955.00	(\$3,955.00)	\$35,000.00	\$40,000.00	
05655 - Landscape Improvements	\$0.00	\$1,600.00	\$1,600.00	\$3,400.00	\$5,000.00	\$5,000.00	
05660 - Turf Care	\$0.00	\$13,998.36	\$13,998.36	(\$5,998.36)	\$8,000.00	\$15,000.00	
05670 - Tree Care	\$2,538.70	\$2,000.00	\$4,538.70	\$5,461.30	\$10,000.00	\$10,000.00	
05680 - Ponds & Streams	\$5,954.02	\$600.00	\$6,554.02	\$3,445.98	\$10,000.00	\$10,000.00	
05681 - Stormwater Grant Expense	\$0.00	\$49,100.00	\$49,100.00	\$182,776.37	\$231,876.37	\$182,776.37	
05690 - Walking Paths & Sidewalks	\$0.00	\$0.00	\$0.00	\$17,000.00	\$17,000.00	\$1,200.00	
05700 - Fence Maintenance	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00	
05710 - Signs	\$173.11	\$0.00	\$173.11	\$826.89	\$1,000.00	\$600.00	
05715 - Repairs	\$609.60	\$0.00	\$609.60	\$590.40	\$1,200.00	\$1,200.00	
05730 - Security	\$2,360.00	\$2,400.00	\$4,760.00	\$40.00	\$4,800.00	\$4,800.00	
05750 - Electricity	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00	\$0.00	
05755 - Miscellaneous	\$2,200.00	\$0.00	\$2,200.00	(\$2,200.00)	\$0.00	\$0.00	
Total Expense, Greenspace	\$62,056.51	\$81,555.36	\$143,611.87	\$203,239.50	\$346,851.37	\$291,304.55	
Net Income/(Deficit), Greenspace	\$83,358.53	(\$28,426.85)	\$54,931.68	\$11,764.68	\$43,167.00	\$94,750.48	
Greenspace Starting Reserve Balance			\$156,198.16			\$85,461.28	
Anticipated Reserve Contribution			\$10,931.68			\$94,750.48	
Reserve Expenses							
Loan Principal Payments			\$79,668.56			\$37,688.66	
Tree Planting			\$2,000.00			\$60,000.00	
Total Reserve Expenses			\$81,668.56			97,688.66	
Year End Reserve Balance			\$85,461.28			\$82,523.10	

2021 Andover Board Election Candidates

Jacqueline Long – 651 Brookgreen Ln

I have served as the President of the Board of Directors for the last 3 years, and on the board for about 10. I have lived in Andover Hill for 18 years and cannot imagine living in any other neighborhood in Lexington. I am a graduate of Eastern KY University, and work as the Director of Housing and Grants for Mountain Comprehensive Care Center. My community involvement has included being on the board of the Friends of the Farmers Market as well as being on the Board of the Explorium of Lexington, and serving as Vice Chair of the Balance of State Continuum of Care Advisory Board. I live on Brookgreen Lane with my husband, Tad, and our two Labrador retrievers, Dixie Belle and Gracie Belle.

Aric Meyers – 708 Maple Ridge Ln

Aric Myers is a Lexington native and has resided in Andover since 2015 with his wife Adria, two sons (Arie and Alex), two dogs (Phoenix, the black lab and Cooper, the mutt), and a sulcata tortoise named Sully. He's the Chief Operations Officer for Kentucky Eye Institute and is a graduate of both UK and Morehead State University. In his "spare time," Aric enjoys glamping with his family in their travel trailer and does an occasional commercial construction project to keep his general contractor license dusted off. When he's not catching up on lost sleep (he's 46 with an 18-month-old, y'all! Whew!) you might see him running at night and riding his bike around the hood as he trains for triathlons. Aric and his family love living in Andover and are happy to call it home!

Jaime Gordon – 3100 Meadowland Ct

Director of Athletics at Morehead State. ANA Resident for 20 years and have served on the board since 2003. Graduate of UK in Architecture, Art History, and Masters of Sports Administration. Doctorate in Educational Leadership from Morehead State. Married with two daughters.

Niki Galavotti – 3601 Brookgreen Cir

My name is Nicole Galavotti. My family and I have lived in Andover Neighborhood for fourteen years. I am employed at Shield Environmental as a partner and environmental engineer. I have served two terms as a volunteer on the HOA board. During this last term a few other engineers and myself were able to apply for and receive two sizable grants from LFUCG needed to stabilize the stream banks at the former 11/12 bridge and replace the spillway at former 17 tee box. Although the process can be slow, it is great to see the positive impacts to restore the waterways. In my not so free time, I also serve on the Kentucky State Board of Licensure for Professional Engineers and Land Surveyors, enjoy all nature has to offer and most importantly spending time with my daughters trying to instill service to others.

2021 Andover Board Election Candidates

Carri Lyda Lucier - 797 Andover Village Dr

My husband, George, and I and our two daughters moved to Andover Hill in 2014. I'm passionate about our neighborhood and our beautiful greenspace. Most days, I walk to enjoy the views of the stream, trees, wildflowers, and wildlife. While I walk, I listen and learn, and do what I can to take care of our shared spaces. To learn more about tree care, I'm in training with Dave Leonard, master arborist, in his Tree Stewards course. I would be honored to serve on our board.

Here are some of my neighborhood efforts, approximately in chronological order: helped oppose high-density development behind Park Ridge Lane; attended nearly every meeting about the proposed greenspace purchase; helped collect ballots for the greenspace purchase; organized numerous volunteer greenspace clean-ups, organized several greenspace walks for the neighborhood; served as co-chair of the greenspace sub-committee for Nature Preserve & Plantings; participated in the greenspace strategic planning brainstorming session; served on the Rules sub-committee for the greenspace; organized educational presentation by backyard streams expert, Dr. Amanda Gumbert, UK Ag professor; organized the planting of 75 high-quality trees with over 50 neighbors participating over two Saturdays on the greenspace; served on the Andover Foster Family Cemetery sub-committee; led removal efforts of invasive garlic mustard; worked with LexCut to kill and remove invasive honeysuckle; and spent a couple-of-hundred hours working on the greenspace with joy.

Andover Neighborhood Association, Inc.
141 Prosperous Place, Suite 21A
Lexington KY 40509

Proxy Ballot

I, the undersigned member of Andover Neighborhood Association, Inc., of the state of Kentucky, hereby appoint as my Proxy _____, a member of the Association in good standing or, in the absence of a named proxy, the Board of Directors of the Association to vote and act for the undersigned at the annual meeting of the Association to be held on December 7, 2021, at 6:00 PM via Zoom or at any adjournment thereof in accordance with the governing documents of the Association. I understand I am entitled to one vote for each lot.

Budget:

- Approve Do not approve

Directors

- Director at Large (vote for up to 3):
 - Aric Myers
 - Jaime Gordon
 - Niki Galavotti
 - Carri Lyda Lucier
 - Write-in _____
 - Write-in _____
 - Write-in _____

- District Two (vote for 1):
 - Jackie Long
 - Write-in _____

When you complete and sign this proxy ballot, your Proxy will vote exactly as you have indicated. The Proxy is authorized to vote at their discretion on any other matter that arises at the meeting or at any adjournment thereof in accordance with the governing documents of the Association. Please sign, date, and return this proxy no later than December 6, 2021.

Signature

Date

Printed Name & Property Address