

Barbour Manor Homeowners Meeting
Monday, June 9, 2026
6:30 p.m.
Springdale Presbyterian Church

The Barbour Manor Homeowners Association President Maria Sorolis called the meeting to order at 6:30 p.m. Trustees included Craig Friedman, Bill Hellmueller, Debbie Wesslund, Maria and Cindy Schneider (Trustee at Large). Bill Shannon, our neighborhood and finance manager was also present. Sign-in sheet of attendees is attached.

Minutes of the last meeting were approved by unanimous consent.

Treasurers Report

As of June 9, BMHA has \$13,926.00 in its checking account, and about \$79,000 in CDs (reserves), reported Bill Hellmueller. CDs are in Stockyards Bank and comprise about 70 percent of the yearly budget. Expectation is that \$13,519.00 will be spent from now to September, which would leave us about \$400 in the checking account.

Significant expenditures include irrigation system (water bill is about \$1400 per year), streetlights, and snow management. There was discussion about off-duty police patrols. Most Attendees agreed that police presence was a good thing. Police are paid by the hour.

The total projected budget for the year going forward (9-16-2026 – 9-16-2027) is about \$103,000.

There was discussion about neighborhood expenditures, including the water use and cost, with the suggestion to water the island less. There was discussion about having the island irrigation on a timer. Also, a resident said it might help separate snow removal and landscaping in budgeting.

Treasurer Bill Hellmueller reported that our expenditures take up almost all of the budget, which is comprised of dues. This does not include reserves. Reserves are approximately \$79,000.

The issues was addressed in a recent newsletter:

Underfunding reserves is one of the most common HOA financial mistakes. It keeps current dues artificially low but guarantees special assessments or deferred maintenance in the future.

Adequately funded reserves protect property values. Potential buyers and their lenders review reserve fund levels when evaluating whether to purchase in your community.

Well-managed HOAs show clear signs in how they handle money.

They maintain adequate reserve funds, typically at least 70% of what the reserve study recommends. They perform regular maintenance rather than deferring it. They provide detailed financial reports to homeowners.

Landscaping is almost certainly your HOA's largest operating expense.

For most communities, it eats 30% to 50% of the annual budget — more than insurance, management fees, and utilities combined.

Neighborhood President Maria Sorolis raised the issue of increasing the dues. Bill Hellmueller, Treasurer, discussed details of the budget and compared our neighborhood with others in the area. There was significant discussion about that, with several residents suggesting ways to reduce expenses, including reducing the watering schedule on the islands.

Home Maintenance

People raised concerns about homes that are not kept up and therefore reduce the value of the area. It was noted that these owners (some are renters) have been notified of the need for better upkeep. In some cases, the City of Louisville is engaged to address these issues.

Vote on Dues Increase to \$325/yr

There was a motion and seconded to raise the dues to \$325 / year to protect reserves as prices have increased to cover unusual expenses like tree damage, snow removal and other neighborhood needs.