

**Polo Fields Community Association, Inc.**  
**Board of Director's Meeting**  
**January 17, 2013**

PRESENT: Gary Smith  
Susan Byrne  
Alan McGraw  
Barb Kaelin

ABSENT: James Cordell  
Dan Saldana

A regularly scheduled meeting of the Board of Directors of the Polo Fields Homeowners' Associations was held on Thursday, January 17, 2013 in the Polo Fields' Country Club conference room. The meeting commenced at 6:08 p.m.

The first order of business was to call the meeting to order. A motion to commence the meeting was made by Gary Smith and seconded by Alan McGraw. Barb Kaelin handed out an agenda for the meeting.

Gary Smith introduced Officers Chris & Christina Beaven of the Louisville Metro Police Department. Officers discussed they are committed to working with the Association/Board to improve the quality of needed additional services/patrol throughout the entire Polo Fields Community. Gary Smith discussed some issues concerning speeding especially on Polo Fields Lane and Crosstimbers. Both officers assured the board they would enforce traffic laws and parking ordinances. Alan McGraw suggested additional patrol may be required once the pool opens; again the board was assured the officers will indeed work with the Association to determine the very best time and shifts to meet the needs of the Association. Officer Chris Beaven stated officers who are familiar with the Polo Fields Community will primarily be the officers patrolling, daily activity sheets will be completed and returned to the Association. Gary Smith thanked the officers for attending and the Board would be in touch.

Gary Smith discussed the minutes and 2013 budget and asked if any Board member had any questions and or changes.

A motion was made by Alan McGraw and seconded by Susan Byrne to post the minutes and budget on the Polo Fields website.

Alan McGraw discussed with Rich Hornung Legal Counsel regarding the alleged loans from PFI to PFCA.

Gary Smith requested to have Elizabeth Jones review checking accounts, files etc. anything the Association has indicating how much money was paid to David Greenberg from Polo Fields social accounts.

A motion was made by Alan McGraw and seconded by Susan Byrne to send a final letter to David Greenberg requesting documentation to the Association/Board of alleged loans from PFI to PFCFA.

Gary Smith requested Barb Kaelin to forward to Mr. Greenberg mailing address on Friday January 18, 2013.

Playground equipment was installed in a home located on Crosstimbers Drive; the Association was notified of the said play set by a neighbor. After Barb Kaelin and Susan Byrne reviewed the play set equipment; and found the equipment was within the Covenants, Conditions and Restrictions.

A motion was made by Alan McGraw and seconded by Susan Byrne to approve the type of equipment however; the placement of such has not been approved to date.

Alan McGraw made a suggestion to invite legal counsel Stephen Brooks to attend the next board meeting to assist the board in reviewing the CCR's and addendums.

Alan McGraw discussed with Rich Hornung Legal Counsel regarding two (2) board members need to resign and two (2) to be elected within one year.

Susan Byrne read the by-laws regarding board members; seven (7) members can be elected President, Vice President, Treasure, Secretary, Architectural, Communications and Maintenance.

A motion was made by Alan McGraw and seconded by Susan Byrne to increase the number of Polo Fields board members to seven (7).

Gary Smith suggested the communication committee input into the next upcoming newsletter the search of people interested in becoming Polo Fields board members.

Barb Kaelin gave an update regarding friendly reminders mailed to all Homeowners' for outstanding 2013 HOA dues.

Susan Byrne gave an update concerning removal/replacement of Developers/Realtors signs located on Flat Rock Road.

A motion was made by Alan McGraw and seconded by Susan Byrne to send final letter/e-mail to all in resolving the issue which has been pending for over two (2) months to either consolidate the various signs into one (1) or all will be removed by the Association.

Susan Byrne discussed and passed out new policies the architectural/communication committees has been preparing. A new homeowner resident package is being completed to input into the Polo Fields website.

Susan Byrne made a suggestion to possibly have a "Polo Fields" sign installed at the back entrance of Flat Rock

Alan McGraw read the bank account balances to date.

Commonwealth HOA	\$ 244,256.36
Commonwealth Social	\$ 45,320.68
Commonwealth Parks	\$ 6,250.06
Commonwealth Social	\$ 25,000.00 (Reserve account)
Republic HOA	\$ 866.26
Republic Social	\$ 7,528.46
Republic Parks	\$ 46.66
Your Community HOA	\$ 604.72

Next meeting is scheduled on Thursday February 7<sup>th</sup>, 2013 @ 6:00 p.m.

A motion was made by Alan McGraw to adjourn the meeting was seconded by Gary Smith. The meeting was adjourned at 8:06 p.m.