

Polo Fields Community Association, Inc.
Board of Director's Meeting
March 7, 2013

PRESENT: Gary Smith
Susan Byrne
James Cordell
Barb Kaelin

ABSENT: Dan Saldana

A regularly scheduled meeting of the Board of Directors of the Polo Fields Homeowners' Associations was held on Thursday, March 7, 2013 in the Polo Fields' Country Club conference room. The meeting commenced at 6:18 p.m.

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

Mr. Gary Smith introduced Mr. Bob Duane Developer, and Mr. Michael Bauer C.F.O. Your Community Bank, Inc. The gentleman requested another meeting with the elected board to discuss completing the development of the Meadows and the Reserves.

Mr. Gary Smith informed the gentleman the board wanted to discuss the e-mail dated February 8th, 2013 regarding and agreement with the Homeowners Association.

Mr. Gary Smith stated the board did not have a problem with the Bank and or the Developer approving the builders used. However; the builder must be in good standing with the Home Builders Association of Louisville and comply with the Polo Fields Covenants, Conditions and Restrictions.

Ms. Susan Byrne raised questions concerning the pricing of homes that would be built; Mr. Bob Duane assured the board the type, style and square footage would be in compliance with the Covenants, Conditions and Restrictions for the Meadows.

Mr. Gary Smith discussed the approval of architectural drawings and site plans they are requesting a period of a 72 hour turn around may not be feasible at times; stating Mr. David Greenberg is still the Declarant at this time, he along with the Board approves all new construction.

Mr. Bob Duane asked if the board anticipate any problems on Mr. Greenberg's approval. Mr. Gary Smith stated previous plans were approved by Mr. Greenberg in a timely matter; however the Board of course is not aware of Mr. Greenberg's schedule.

Mr. Alan McGraw questioned the fact as to why they may ask the Association to sign a hold harmless letter.

Mr. Bob Duane stated Dogwood Homes, LLC and Your Community Bank are funding some of the cost to install the final coat of pavement since the Developer (s) of record are no longer involved.

A suggestion was made for Mr. Bob Duane to contact Mr. Jerry Miller Councilman with Louisville Metro for possible funding; the streets throughout the Polo Fields Community are not owned by the Association.

Mr. Michael Bauer stated he has a signed agreement with Mr. David Greenberg related to the Real Property (lots) for the calendar years 2011, 2012, 2013 and 2014 have been paid in full by Polo Fields Inc.

Mr. Gary Smith requested Mr. Bauer to please forward such agreement to the board for review.

Mr. Gary Smith thanked the gentleman for attending and stated completion of the Meadows and the Reserves of the Polo Fields would benefit the entire Community.

Ms. Barb Kaelin passed out nomination board member forms; to be disturbed at the annual Homeowners Association meeting March 11th, 2013. Mr. Gary Smith discussed last minute details.

A motion was made by Mr. Alan McGraw to adjourn the meeting was seconded by Mr. Gary Smith. The meeting was adjourned at 8:16 p.m.