

THE WOODS OF GLENMARY PATIO HOMES
BOARD MEETING MINUTES
December 16, 2011

The meeting was called to order at 9:06 AM by Larry Lewis at the Republic Bank of Fern Creek Meeting Room, Bardstown Road.

Those in attendance were Kay Kohler, Billy Elkins, Don Kessler, Pat Spalding, Sheryle Biggart, Nel Thacker, Jim Williams, Larry Lewis and Ben Adams.

The Minutes of the last meeting were read by Sheryle Biggart. Kay Kohler moved to approve the amended minutes. Jim Williams seconded and the motion was approved.

The Financial Report was presented by Ben Adams and Kay Kohler. The Alliance CD matures on 1/28/12. Kay will find best rate available before due date. Kay presented the per-month, per-unit breakdown of the maintenance fee which will be put on the website. Billy Elkins moved to accept the Financial report as read, Pat Spalding seconded and the motion was approved.

SECTION REPORTS

1. All is okay.
2. 1 house for sale. 2 mailboxes have been replaced.
3. All okay.
4. 1 unit has sold, one is still for sale.
5. Light poles at 8717 and 8720 Broadwood Court need straightening, 8717 also needs painting.
6. 1 unit for sale.
7. 10233 Pine Glen Circle needs attention, 10232 PGC may have settlement issues, 10235 PGC – frame around basement patio door is rotten and signs at 10229 PGC need to be removed.
8. One problem has been taken care of.
9. All okay.

LANDSCAPE

- Fence in sections 8 & 9 needs repair. Billy Elkins moved to table the issue until the January meeting when bids can be received. Kay Kohler seconded and the motion was approved.
- Tree stakes have been removed in some places and placed in others as needed.
- Three mailboxes on Pine Glen Circle which had been hit have been repaired or replaced. As no one saw it happen and no one took responsibility, the Association had to pay for the repairs.
- The piers at 8735 Broadwood Court are being installed.
- A skylight was approved at 10307 Pine Glen Circle.

- The retaining walls on Roberta Court and Broadwood Court have been completed.
- There was a lengthy discussion regarding the Lawn contract beginning in 2012. Kay Kohler made a motion to award the contract to Steele Blades for 2012 with the stipulations that it will be a one year contract with payment per occurrence, with 30 days notice with or without cause needed to terminate the contract, Jim Williams seconded and the motion was approved.
- Billy Elkins made a motion to award the contract for snow removal for the 2011-2012 season to Steele Blades, Nel Thacker seconded and the motion was approved.

SOCIAL

- There will be no outside activities until May. The Bunco and Poker clubs will continue. The next Social committee meeting will not be until February. The committee would like to see more members to join it.

BLOCK WATCH

- Kay Kohler attended the 7th District Block Watch Captain's meeting at the Court House on Outer Loop. It was very informative. There is to be more neighborhood patrols in the 7th District. Most burglaries occur between 9 AM and Noon.

OLD BUSINESS

- Roofing Committee is still gathering information and estimates on roofing.
- The Website is up and running. There is a sign at the front for the residents to see.

NEW BUSINESS

- The 2012 Annual Meeting will be April 5, 2012 at 7 PM at Trinity World Outreach Church on Seatonville Road.
- Billy Elkins made a motion to propose a rental amendment to be put before the membership for voting at the 2012 Annual Meeting. Jim Williams seconded and the motion was approved.
- Plans are being made to hire a police officer to patrol for speeders.

CORRESPONDENCE

- One letter was received regarding the budget.

Kay Kohler moved to adjourn the meeting at 12:50 PM. Don Kessler seconded and the meeting was adjourned.

Respectfully submitted by,
Sheryle Biggart