

THE WOODS OF GLENMARY PATIO HOMES
BOARD MEETING MINUTES
January 20, 2012

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, Larry Lewis and Ben Adams. Jim Williams was absent.

The Minutes of the last meeting were read by Sheryle Biggart. Kay Kohler moved to approve the amended minutes. Pat Spalding 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. A discussion was held regarding the hiring of a new accountant. Sheryle Biggart moved to accept the Financial report as read. Nel Thacker seconded and the motion was approved.

SECTION REPORTS

1. All okay.
2. All okay
3. All okay.
4. 1 unit has sold, there is 1 new resident and 1 resident has moved out.
5. Light poles at 8717 and 8720 Broadwood Court still need straightening, 8717 also needs painting.
6. 1 unit for sale and 1 unit with window problems, referred to K & I for warranty.
7. 1 unit for sale
8. Erosion at 10309 Pine Glen Circle was looked at.
9. Issue with resident at 10411 Pine Glen Circle keeping commercial van in driveway.

LANDSCAPE

- Curbing in back yard to match curbing in front yard was approved at 8706 Summertree Ln.
- Solar Tube approved at 10245 Pine Glen Circle.

SOCIAL

- There were only 5 residents at the January Breakfast due to the storms that day.

BLOCK WATCH

- Arrangements are being made to hire a Policeman to patrol for speeders.

OLD BUSINESS

- Still waiting for the roofing bids and information.

- The Website is up and running.
- The Mailing will go out in the next month regarding the Annual Meeting, the Rental Amendment and Election.
- The resident at 10411 Pine Glen Circle continues to park his commercial vehicle outside at his residence in a habitual manner in violation of The Declarations of Easements, Covenants, Conditions and Restrictions, Paragraph (4) (c), even though every effort has been made to get the resident to cease this action. The resident has also been habitually operating a business at his residence in violation of Paragraph (7) of the same document. (Kay Kohler made the motion to go into executive session. Nel Thacker seconded and the motion was approved. Kay Kohler made a motion to move out of Executive Session. Billy Elkins seconded and the motion was approved.) In accordance with the Paragraph (16) in the same document, Pat Spalding made a motion to proceed with a lawsuit against this same resident for the above mentioned actions. Don Kessler seconded and the motion was approved. The Association attorney will be instructed to take this action.

NEW BUSINESS

- Sheryle Biggart made a motion that according to the Bylaws “Section III, Paragraph K, Action Without a Meeting”, Any written agreement made by e-mail outside of a meeting will require a written motion and second and all votes by Board Members are to be made in the same e-mail string for the action to be valid. Kay seconded the motion and it was approved.
- The Newsletter will be done monthly and will be available on line. Minutes will be available on line as soon as they are approved. Residents who cannot access the information and request it, will have a paper copy delivered to their paper box. Residents need to contact their section representative to receive the hand delivery – Residents in Section 8 may contact Sheryle Biggart. Financial Reports will still be delivered on a Quarterly basis to each resident’s paper box, and in the interest of confidentiality will not be available online.

CORRESPONDENCE

- A letter was sent to the Management Company and Board of The Reserve regarding the habitual barking of a number of dogs on Gentlewind which backs up to Pine Glen Circle. A reply was received and the situation has now improved.
- A letter was sent to the residents at 10238 Pine Glen Circle regarding the habitual parking in the overflow spaces on their court and a reply was received. The residents have moved the vehicle.
- A letter was sent to the resident at 10325 Pine Glen Circle regarding excessive speeding of a red Chevy Cobalt. The resident has agreed to abide by the speed limits posted.

Billy Elkins moved to adjourn the meeting at 11:27 AM. Kay Kohler seconded and the meeting was adjourned.

Respectfully submitted by,
Sheryle Biggart