

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

The meeting was called to order at 9:00 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.

Kevin Mitchum who lives in Section 8 attended the meeting and stated he would be willing to serve as the board member from that section. Ben Adams noted that he had a call from Patricia Adcock, also from Section 8 stating her willingness to serve as well. Ben Adams was asked by the board to contact both parties asking that they state their experience and qualifications to serve which the board will use to make their decision.

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

The Financial Report was presented by Ben Adams and Kay Kohler. . Nel Thacker moved to accept the Financial report as read, Sheryle Biggart seconded and the motion was approved.

Pat Spalding moved to have all current officers serve for another year, Don Kessler seconded and the motion was approved.

#### **SECTION REPORTS**

1. There are 2 units for sale and 2 units being rented.
2. All okay.
3. All okay, have 1 renter.
4. 1 unit for sale, 1 rented and 1 in foreclosure. The house at 8715 Lough Drive has a drainage issue.
5. Erosion Work has been completed at 8722 Broadwood Ct. Bushes need replacing at 8728 Broadwood Court. 1 unit has been sold.
6. 1 unit for sale. 10431 Pine Glen Circle has a new roof. 10427 Pine Glen Circle needs bush replacements.
7. 10239 Pine Glen Circle has been treated for termites. 10232 Pine Glen Circle requests tree placement.
8. 10231 Pine Glen Circle has drainage issues.
9. 1 unit sold.

#### **LANDSCAPE AND MAINTENANCE**

- The painting of the gas meters has been completed.
- Tree planting at 10232 Pine Glen Circle – must be in fenced area.
- All the sign posts have been painted.
- Several sidewalks are in need of lifting.
- After going over the bids submitted, Billy Elkins made a motion to accept the bid from Steele Blades to do 7 landscape and erosion repairs, totaling \$14,500, Jim Williams seconded and the motion was approved.

- Billy Elkins made a motion to accept the bid to install more curbing at a cost of \$1620, Jim Williams seconded and the motion was approved.
- Bushes need replacing at 8728 Broadwood Ct.
- Resident at 8803 Jessica requests association plant tree. Jim Williams made the motion to deny the request, Billy Elkins seconded and the motion was approved..
- 8728 Lough Drive needs section of sidewalk replaced.
- Sheryle Biggart made a motion to replace light bulb to light flag at entrance, Nel Thacker seconded and motion was approved.
- Sheryle Biggart made a motion to plant border of red begonias, three wide along edge of flower beds at entrance, Nel Thacker seconded and motion was approved.

## **SOCIAL**

- There were 19 residents attending the April breakfast.
- The yard sale will be May 19<sup>th</sup>. Jim Williams will put an ad in the paper and place signs at front of development.

## **BLOCK WATCH**

- An off-duty LMPD police officer has begun patrolling the development for speeders. All is quiet.
- Billy Elkins made a motion to go into executive session, Don Kessler seconded and the motion was approved.
- Billy Elkins made a motion to go out of executive session, Kay Kohler seconded and the motion was approved.

## **OLD BUSINESS**

- A discussion was held on the upcoming roofing project. Bids which have been received were gone over.

Jim Williams moved to adjourn the meeting at 1:45. Don Kessler seconded and the meeting was adjourned. The meeting will re-convene on Thursday, May 26, 2012 at 10 AM to meet with representatives from the two roofing companies which submitted the best proposals.

### **Meeting was reconvened at 10 AM on April 26, 2012 in the meeting room at Republic Bank.**

Matt Wood, from Wood Brothers Roofing, made a presentation and answered questions from the board regarding the roofing project at hand. Josh Steinrock and Ryan Montgomery representing American Roofing and Metal Co. then made a similar presentation and answered questions.

After representatives had left, Kay Kohler made the motion to accept the bid from Wood Brothers Roofing to install dimensional shingles on the eleven buildings in Section 1 and 2, provided we have a written 25 year workmanship warranty as stated on the proposal from Matt Wood. Nel Thacker seconded and the motion was approved.

Billy Elkins moved to adjourn the meeting at 12:30 PM, Jim Williams seconded and the motion was approved.

Respectfully submitted by, Sheryle Biggart