

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

The meeting was called to order at 9:04 AM by Larry Lewis at the Republic Bank of Fern Creek Meeting Room, Bardstown Road.

Those in attendance were Billy Elkins, Kay Kohler, Don Kessler, Pat Spalding, Sheryle Biggart, Nel Thacker, Jim Williams, Kevin Mitchum, Larry Lewis and Ben Adams. Also present was resident, Steve Carpenter, 8600 Summertree Lane.

Kay Kohler submitted her resignation as a member of the Board of Directors, effective immediately, as well as her position as Captain and member of the Block Watch Committee. Her resignations were accepted by Board president, Larry Lewis. Nel Thacker submitted her resignation as a member of the Board of Directors effective at the end of the July 20th Board Meeting. Her resignation was accepted by Board President, Larry Lewis.

Steve Carpenter had previously stated he was willing to serve on the Board and submitted his qualifications. Jim Williams moved to approve Steve Carpenter as the member of the Board from Section 1. Kevin Mitchum seconded and the motion was approved.

The Minutes from the June 15, 2012 Board Meeting were read by Sheryle Biggart. Kevin Mitchum moved to approve the minutes as read. Don Kessler seconded and the motion was approved. The minutes from the June 8, 2012 Emergency Board Meeting were read by Sheryle Biggart. Jim Williams moved to approve the minutes as read. Nel Thacker seconded and the motion was approved.

Sheryle Biggart nominated Kevin Mitchum as the Treasurer. Nel Thacker seconded and Kevin was elected.

Kevin Mitchum and Ben Adams gave the Financial Report. Kevin will be looking into transferring some funds from checking to Money Market funds or CDs as well as the best rate for CD coming due in October 2012. So far, the Association has only has to pay for one roof in Sections 1 and 2. All others were covered by residents' insurance. Check for \$300 has been received from resident at 10413 Pine Glen Circle. Attorney will be instructed to get lien released and resident will be notified and sent a copy when that is done.

SECTION REPORTS

1. There are 2 units for sale, 2 units being rented and 1 vacant. Satellite dish has not been placed back upon roof at 8623 Summertree Lane., as roofer states anything on the roof voids the manufacturer's warranty. Satisfactory arrangements were made to place on side of building. Bushes will need replacing in fall.
2. 1 house sold.
3. All okay
4. 1 unit for sale, 1 foreclosure and 1 rental. 8703 Lough Drive – glass in storm door has been broken out.
5. Resident at 8704 Broadwood Court is requesting tree to replace one which was moved from her yard. Bushes at several locations will need replacing in the fall.
6. 2 units for sale - Serious fire at 10205 and 3 connected patio homes on July 19, 2012. No injuries.
7. 2 units for sale – 1 has contract. 3 buildings have new roofs. Resident at 10232 Pine Glen Circle has now planted 2 bushes outside fence without filling out request.
8. Resident at 10311 Pine Glen Circle requests that rest of dead trees be removed.
9. 1 unit for sale.

LANDSCAPE AND MAINTENANCE

- Request for plantings at 10246 Pine Glen Circle will be looked into by Committee.
- Shrub pruning is complete.

- Lightning Rods were discussed as far as price and advisability. Roofer states that anything being attached to roofs will void warranty from manufacturer.
- Billy Elkins moved to replace porch at 8703 Summertree as it has a wide crack, one side is higher than the other, and it is a trip hazard.
- Seal coating bids will be gotten for Sections 4 and 5.
- Committee will look at sidewalk at 10215 Pine Glen Circle to see if it is a trip hazard.

SOCIAL

- The picnic in the Park went well.
- Ice Cream Social is August 12 at 7 PM.
- Cracker Barrel was closed for remodeling resulting in July Breakfast being cancelled.

BLOCK WATCH

- Glass in storm door at 8703 was broken out.

OLD BUSINESS

- A discussion was held on Roofing and replacements following hailstorm. Jim Williams moved to set a deadline of September 1, 2012 for residents to turn in their claim or denial report or letter explaining absence thereof before legal action will be taken. Kevin Mitchum seconded and the motion was approved.
- We are still waiting for the report regarding the ground adjacent to 8723 and 8725 Lough Dr from GEM engineering.

NEW BUSINESS

- A discussion was held regarding presenting an amendment regarding a master policy covering the exteriors of all the patio homes.
- Sheryle Biggart moved to have Ben Adams send a letter to owners of property being rented out at 8604 Summertree Lane and 8709 Lough Drive that the Rental Amendment to the Covenants has been successfully passed by the residents, and therefore copies of the leases on these properties need to be sent to Kentucky Realty. Owners are to also to be advised that no further rentals will be allowed as family member residing at 8602 Summertree Lane has moved, leaving that property vacant. Billy Elkins seconded and the motion was approved.

CORRESPONDENCE

- Letter received from residents at 8729 Broadwood Court thanking residents and Board for assistance during illness.
- Communication received from residents at 10305 regarding construction of mulched areas without submission of request.

Jim Williams moved to adjourn the meeting at 12:05 PM. Billy Elkins seconded and the motion was approved.

Respectively submitted,
Sheryle Biggart, secretary