

THE WOODS OF GLENMARY PATIO HOMES
BOARD MEETING MINUTES
December 21, 2012

The meeting was called to order at 9:05 AM by Larry Lewis at the Republic Bank of Fern Creek Meeting Room, Bardstown Road.

Those in attendance were Steve Carpenter, Billy Elkins, Pat Spalding, Sheryle Biggart, Jim Williams, Kevin Mitchum, Larry Lewis and Ben Adams. Don Kessler was absent. Also attending were resident, Margaret Meyers, of 10207 Pine Glen Circle and her daughter, Vicki Marrillia, and Joseph Waldron from Robins Insurance Agency.

Mrs. Meyers presented architectural change forms to install lightning rods on her house and to place brushed nickel hardware on the front door and storm door. The board told her they would take these items under consideration and notify her of its decision.

Mr. Waldron answered questions put forth to him by the Board regarding the CAU blanket property insurance policy. He also received requests from the Board for further proposals and clarification. He will get this information to the Board as soon as possible.

The Minutes from the November 16, 2012 Board Meeting were read by Sheryle Biggart. Kevin Mitchum moved to approve the Minutes as read. Steve Carpenter seconded and the motion was approved.

Kevin Mitchum gave the Financial Report. Billy Elkins moved to accept the Treasurer's Report as presented. Pat Spalding seconded and the motion was approved.

LANDSCAPE AND MAINTENANCE

- After the Board went over the changes to the landscape replacement list recommended by Steele Blades, Sheryle Biggart moved to replace the trees at 10201 & 10430 Pine Glen Circle and 8721 Broadwood Court now, rather than waiting until spring. Steve Carpenter seconded and the motion was approved.
- The tree trimming is almost completed.
- One corner of the home at 8708 Summertree is settling. Bids are being taken for work to stabilize it.
- The request from the resident at 10207 Pine Glen Circle to install lightning rods was tabled until the January 2013 meeting in order to gather information regarding it.
- Billy Elkins moved to deny the request from the resident at 10207 Pine Glen Circle to replace brass hardware on the front door and storm door with brushed nickel hardware. Sheryle Biggart seconded and the motion was approved.

SOCIAL

- There were 17 people attending the December breakfast.

BLOCK WATCH

- Steve Carpenter reported that there have been several burglaries in Glenmary, many of which were where the garage doors were left open. So far, there have been none in The Woods of Glenmary.

OLD BUSINESS

- Kevin Mitchum made the motion to amend the approved motion passed at the September 21, 2012 Board Meeting to clarify it, that in the case where three residents in a quad have received insurance money for full roof replacement, the Association will pay for the balance of the 4th roof after the resident pays the amount paid to them by their insurance company for roof replacement and their deductible. The Association, in no case, will pay the amount of any resident's deductible. Steve Carpenter seconded and the motion was approved.
- Unapproved landscaping at 10224 Pine Glen Circle has not been removed by the resident who was sent letter requiring her to do so by date required in the letter. Therefore, Steele Blades will be contracted to return the landscaping at this address to its original form at the resident's expense.

The next board meeting is scheduled for January 18, 2013. Billy Elkins moved to adjourn the meeting at 12:10 PM. Jim Williams seconded and the motion was approved.

Respectively submitted,
Sheryle Biggart, Secretary