

THE WOODS OF GLENMARY PATIO HOMES
BOARD MEETING MINUTES
November 16, 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 Steve Carpenter, Billy Elkins, Pat Spalding, Sheryle Biggart, Jim Williams, Kevin Mitchum, Larry Lewis and Ben Adams. Don Kessler was absent.

The Minutes from the September 21, 2012 Board Meeting were read by Kevin Mitchum. Kevin Mitchum moved to approve the minutes as read, with the amendment of adding that the seal coating was postponed to 2013 because of roofing traffic. Jim Williams seconded and the motion was approved. There were no minutes from the October 16th Board Meeting, as there was no quorum present.

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

The Proposed Budget for 2013 was presented by Ben Adams and Kevin Mitchum. After a lengthy discussion and several changes, Steve Carpenter moved to raise the maintenance fees from \$160 to \$165 per month for 2013 to cover increased costs. Billy Elkins seconded and the motion was approved.

Kevin Mitchum made the motion to accept the amended proposed Budget. Jim Williams seconded and the motion was approved.

LANDSCAPE AND MAINTENANCE

- A letter was sent to residents at 8705 Lough Drive to remove satellite dish from roof placed there without approval after new roof was put on.
- Billy Elkins made a motion to accept the bid from Kingsbury Concrete for drainage work at 8715 Lough Drive, at a cost of \$1175. Steve Carpenter seconded and the motion was approved.
- Sheryle Biggart moved to accept the bid for landscape replacements from Steele Blades, as amended, not to exceed \$7,000. Kevin Mitchum seconded and the motion was approved.
- All concrete projects will be postponed until Spring 2013 because of the temperature.

SOCIAL

- There were 27 people who attended the Chili Cookoff. Audrey Austin won first prize.
- There will be no more outdoor activities until Spring of 2013, although the Breakfasts, Buncos and Cards will continue through the winter.

BLOCK WATCH

- Steve Carpenter reported that there have been no problems.

OLD BUSINESS

- Hal Thomas is sending letter to resident at 8703 Summertree demanding reimbursement for roof expense or foreclosure proceedings will be filed on the unit.
- Ben Adams continues to investigate what blanket property insurance policies are available.
- Letter to be sent to resident at 10224 Pine Glen Circle unapproved changes to, and increase in size of landscaped areas.

NEW BUSINESS

- Kevin Mitchum made a motion to begin printing the Newsletters as well as having them available online and to publish them quarterly, rather than monthly. He further moved that the minutes would be distributed monthly and the Newsletters quarterly to the residents' paper boxes. Steve Carpenter seconded and the motion was approved.
- After a lengthy discussion by the board about solicitation, Sheryle Biggart moved that the Boy Scouts be allowed to collect for their annual food drive and the Fern Creek Fire Department be allowed to collect donations for the Crusade for Children in the development.

The next board meeting is scheduled for December 21, 2012. Billy Elkins moved to adjourn the meeting at 12:08 PM. Jim Williams seconded and the motion was approved.

Respectively submitted,
Sheryle Biggart, Secretary