

THE WOODS OF GLENMARY PATIO HOMES
BOARD MEETING MINUTES
February 15, 2013

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, Jim Williams, Larry Lewis, and Ben Adams. Don Kessler, Sheryle Biggart, and Kevin Mitchum were absent. Also attending was resident, Paul Lyons.

Mr. Lyons volunteered to serve as section 6's board representative to fill the one year remaining term from Nel Thacker's resignation. After considering Mr. Lyon's qualifications, there was a motion made and seconded with the board voting unanimously to appoint Mr. Lyons to this position.

The minutes for the January 18, 2013 meeting which had been previously emailed to all board members for review were discussed. There being no changes, a motion was made, seconded, and approved to accept the minutes as written.

Ben Adams gave the financial report. A motion was made, seconded, and approved to accept the Treasurer's report as presented. As Kevin Mitchum could not be present, Larry Lewis asked that a motion be made to move \$100,000 from the money market account at AAFS into a 6 month CD at the same institution as this was currently paying a higher percentage rate at .70% APY. In addition, the motion included cashing in the expiring CD at First Capital Bank and adding that to the total balance for the new CD at AAFS. The motion was seconded and approved.

LANDSCAPE AND MAINTENANCE

- Steve Carpenter indicated that a resident at 8606 Summertree had reported a roof leak, but did not have time to let a roofer in to inspect prior to leaving town.
- Discussion took place over the lack of response and communication from Matt Wood as he still has several units to replace gutters and finish remaining storm related insurance work. We may need to have Matt attend a future board meeting if this situation does not improve in the near term.
- A list of concrete sidewalks and porches were presented that have settled and are candidates for raising by A-1 Concrete Leveling. Ben Adams will contact A-1 for their assessment and pricing.
- After considering bids from Alph Kaufman, and from United Dynamics(UDI) for installing structural piers at 8708 Summertree Lane due to foundation settlement, a motion was made, seconded, and approved to approve UDI's proposal for a total cost of \$5,500.
- After the erosion control bid from Flynn Brothers had been discussed, a motion was made, seconded, and approved to proceed. This work will take place on the hillside between 8723 and 8725 Lough Dr at a cost of \$5,359, and any additional stump removal necessary will be charged on a time and material basis.
- In order to prevent further hillside yard erosion, a motion was made, seconded, and approved to have Steele Blades install a pop up valve on a downspout drain at 10405 Pine Glen Circle. The total cost is \$500.
- Due to a severely cracked and settled sidewalk that could not be raised at 10237 Pine Glen Circle, a motion was made, seconded, and approved to replace the displaced section of concrete by Steele Blades. The total cost is 1,025.
- Roadway maintenance including crack-filling and sealcoating was briefly discussed. It was decided that since the bids we had were now approximately a year and a half old that these bids

would be updated and discussed at the next meeting. Ben Adams had already contacted Nelson Sealcoating and they had agreed to honor their original pricing. Bill Elkins will arrange for additional bids.

SOCIAL

- Jim Williams reported that 17 residents had attended the last breakfast. The committee will be meeting soon to discuss plans for the 2013 schedule of events.

BLOCK WATCH

- Steve Carpenter had nothing to report.

OLD BUSINESS

- The cost of the roof and all attorney fees were paid in full at 8703 Summertree Lane and the lien has been released.
- The roofing cost for 10302 Pine Glen Circle still has not been paid, but a lien has been recorded, and it will be enforced through foreclosure if not paid.
- Jim Williams raised a concern about possible reimbursement of roofing expense paid out of pocket for residents at 10235 Pine Glen Circle. As the other three units in this building were paid for by insurance claims, but the fourth unit only had a partial reimbursement, Jim had asked if this should be covered by the association. After review of the original motion by the board agreeing to pay for a fourth roof if the other three units were being paid for by insurance claims, it was determined that the spirit of the motion was to offer this proposal only if the entire building was to receive a new dimensional shingle roof, and not the original three tab shingle. As this particular building went back with three tab shingles, the board agreed that the association should not offer any reimbursement in this situation.
- Discussion took place in regards to master insurance for the association. We are waiting on a report from Joe Waldron with Robbins Insurance for other insurance proposals. At this time we are still gathering information in order to be able to decide how best to proceed.

NEW BUSINESS

- Discussion took place in reference to the windows at 8719 Broadwood Ct. The windows in the front of the unit have been warped due to the settlement that occurred at this unit. While structural piers were installed over a year ago, the windows cannot be repaired and must be replaced. While residents are responsible for replacement and repair of their windows, a motion was made, seconded and approved to offer reimbursement of up to half of the cost of these windows since the damage occurred from settlement of the foundation. The motion also indicated that this offer was only made since the settlement had been so severe that structural piers had to be installed.
- The board reviewed a draft letter to owners in regards to the annual meeting, and after making revisions, approved a final copy to be sent to owners.

The next board meeting is scheduled for March 15, 2013. There being no further business, the meeting was adjourned at 11:30 AM.

Respectfully submitted,

Ben Adams
Acting Secretary