

MINUTES

The meeting was called to order at 9:00 AM by Billy Elkins. In attendance were Billy Elkins, Don Kessler, Leon Jones Ron VanDyke, Paul Lyons Jim Williams and Ben Adams. Larry Lewis participated via phone from Alaska.

Residents at 8725 Broadwood Ct., were present to address the board. Both owners expressed their displeasure with some of the board's rulings in regards to their unit and with some maintenance issues. Placement of the owner's wood sculpture, repairs to his deck and waterline repairs were explained and clarified. Both owners departed.

The minutes of the previous board meeting had been reviewed via email. Leon Jones made a motion to approve the minutes and Jim Williams seconded. The motion passed.

Ben Adams provided the financial report and receivables. Ron VanDyke had reviewed and noted that it was accurate. Ron questioned whether we should require more itemized invoices and the issue was taken under advisement. It was noted that one owner was not complying with her maintenance fees payment agreement and that action would be taken if she had not complied by 8-1-14. Ron VanDyke made a motion to accept the financial report. Paul Lyons seconded. The motion passed.

Section reports had been submitted via email, with no unusual activity. It was noted that the steps at 8731 Broadwood Ct. needed repair.

In landscaping and buildings It was noted that the owner, at 10223 PGC, had replaced a holly bush with a jay maple at his expense. The replacement of the patio door frames at 8706/8720 Lough Dr. had been completed. Deck staining and cleaning was ongoing and that several boards had to be replaced. The idea of using composite boards in the future was discussed as a way to reduce the need for repair and maintenance. Bush trimming was being completed with few complaints. The landscape replacement proposal was reviewed. It was determined that it was incomplete and the board members agreed to review their section and report any additions by the end of the next week. The concrete sprawling at 10403 PGC and 8729 BWC was discussed and it was determined that John Steele be required to repair /repour the concrete. The need for John Steele to provide a bid for the curb backfill and sod was discussed.

The owner at 8709 BWC, had submitted an A & L form to build a roof over her patio and to expand her patio. There were several questions concerning the construction specs and the dimensions of the patio. It was agreed that, prior to approval, the landscaping committee should meet with the owner and the builder to answer these questions.

In the social committee report, Jim Williams noted that 35 people attended the picnic and that 17 people attended the breakfast. The next event will be the ice cream social on 8-10-14.

In the block watch, it was noted that there had been several incidents where non residents has been using the park and the gazebo. This should not be happening as this is a private residential community.

In old business, it was reported that the situation involving the fence repair and the relocation of the satellite dish at 10605 Avenel had not changed. It was determined that a final notice be sent prior to the board taking action.

The new fence amendment to the covenants was discussed and a motion was made by Jim Williams to table the amendment until the annual meeting. Ron VanDyke seconded and the motion passed.

In new business, Ben Adams presented an idea of using an instant messaging system to notify residents of impending events/changes. This service could be provided for a low cost and would save money in copying and postage costs. Ben said he could get a written proposal to review.

Ben also pointed out that the D & O liability insurance was \$1,000,000, and that for community of the Woods of Glenmary size might not be enough. The amount could be raised to \$2,000,000 at an additional cost of \$811.68. No action was taken.

The meeting adjourned at 10:45 AM.

The next meeting is schedule for 8-15-14.