

## Minutes

May 15, 2015

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

In attendance were Billy Elkins, Don Kessler, Leon Jones, Paul Lyons, Jim Williams, Larry Lewis and Ben Adams. Also present was John Steele of Steele Blades.

Prior to conducting normal business, a review of issues involving Steele Blades performance and expectations was done. The proposed spring planting was discussed as well as the replacement of the broken curbing. Also discussed was Steele Blades desire to continue doing snow removal at WOG and how to prevent damage to the curbs. Following these discussions, Mr. Steele departed.

The minutes from the previous meeting had been reviewed on email. Jim Williams made the motion to approve the minutes and Billy Elkins seconded. The motion passed.

The financial report was reviewed by Ben Adams, explaining the year to date expenditures and projected expenses. The accounts receivable were also reviewed. Jim Williams made the motion to approve the financial report and Paul Lyons seconded. The motion passed

There were only two section reports submitted by email. Larry Lewis suggested that it might be better if we went back to making the reports at the meeting instead of using email. Leon Jones made the motion to have section reports made at the meeting and Jim Williams seconded. The motion passed.

## Committee Reports

There were several issues under the Landscaping/Building Committee.

A&L form were approved for 8734 Lough Dr. (replace sunroom windows), 8612 Summertree (vinyl shadowbox fence) and 8706 Lough Dr. (staining repaired wooden fence).

The fence at 8723 Broadwood Ct. hasn't been brought into compliance and a letter will be sent to the owner.

The owner of 8723 Broadwood Ct. had requested that the association pay the \$650 cost to repair a crack in his basement wall. Following a discussion of the history of this unit, A motion was made to pay the bill. There was no second and the motion failed. After further discussion, Paul Lyons made the motion to not pay the bill and Leon Jones seconded. The motion passed.

The wood fence at 10600 Avenel Ct. had been repaired and painted gray. No A&L form was submitted or approved. However, the owners are new and they had contacted the management company regarding the fence. After determining that there was confusion between the parties and reviewing the situation, it was decided that a letter be sent to the owner explain that due to the confusion, no action would be

taken at this time. The letter would further state that all future alterations to the exterior would require an approved A&L form and that, when necessary, the fence would be painted white.

The irrigation backflow valve had been replaced at \$200.00.

The dormer/flashing project was almost complete, with 2 left to be done.

The Flynn Brothers proposal for the repair of the asphalt damage in the property was discussed. There were 8 damaged areas totaling about 40 sq. yds., requiring repair, at the cost of \$1896.00. Paul Lyons made the motion to accept the proposal and Leon Jones seconded. The motion passed.

The unit at 8609 Roberta Ct. needs concrete repair. Jim Williams made the motion to have the repairs done and Billy Elkins seconded. The motion passed.

The previously discussed landscape replacement proposal was brought up. Billy Elkins made the motion to accept the proposal and Jim Williams seconded. The motion passed.

Under the Social Committee , Jim Williams noted that the yard sale would be 5-16-15, and that ads had appeared in the paper on Wednesday, as well as Friday and Saturday. The monthly breakfast at Cracker Barrel would be on 5-19-15. A trip the Churchill Downs was planned for 6-16-15. The picnic in the park and the ice cream social had been dropped from the schedule.

Under the Block Watch, there were the usual reports of non residents using the property and not cleaning up after themselves.

### **Old Business**

The current status of the fence was brought up. Jim Williams indicated that he had it and was going to the owners in his section to get it signed. When he was done, he would give it to Paul Lyons for section 6.

The contract renewal with Waste Management was reviewed. The new contract offered a reduced rate over the previous period. There was also the possibility of including recycling at a cost of \$3 per unit per month. The new contract was accepted. It was determined that a letter will be sent to each owner asking if they wish to have recycling included at the \$3 monthly fee, which would be added to the monthly maintenance fee. The letter would indicate that the recycling container must be kept in the garage.

In other old business, it was determined that a letter to our legislative representative, regarding cleaning and upkeep of the easement between Old Bardstown Road and New Bardstown Road, be included in the mailing. It would be the unit owner's responsibility to sign and mail the letter.

The unit at 8609 Roberta Ct. still had complaints about the patio doors. Jim Williams made the motion to have M. Riley to take a look at the doors. Don Kessler seconded the motion. The motion passed.

There was no new business.

Leon Jones made the motion to adjourn and Jim Williams seconded. The meeting adjourned at 11:57 AM.