

Minutes

June 19, 2015

The meeting was called to order at 9:06 AM, by Larry Lewis at the Republic Bank of Fern Creek Meeting Room.

In attendance were Billy Elkins, Don Kessler, Leon Jones, Ron Van Dyke, Jim Williams, Larry Lewis and Ben Adams.

The minutes from the previous meeting had been reviewed on email. A motion was made and seconded to approve the minutes. 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. A motion was made and seconded to approve the financial report. The motion passed.

Section Reports

Section 1 – Nothing to report.

Section 2 – Nothing to report.

Section 3 – Rotten wood at 8605 Roberta Ct. Robert to address.

Section 4 – A vehicle is improperly parking and attorney Hal Thomas will send a letter to address.

Section 5 – Siding is coming off on dormer at 8714 Broadwood Ct and Matt Wood will address. A dead holly bush at 8719 Broadwood Ct needs to be replaced. Billy will report to John Steele.

Section 6 – Nothing to report.

Section 7 – Nothing to report.

Section 8 – Nothing to report.

Section 9 – Nothing to report.

Committee Reports

A&L form was denied for fence request at 10502 Parkhurst because of incorrect design specifications.

Steele Blades has finished replacing the plant material as per the approved contract. We have a few other bushes that have since been reported that will be replaced at a later date.

Problems with grass cutting have been reported to John Steele in regards to string trimmers being used to cut grass in back yards as opposed to using push mowers as requested.

Bids from John Steele(\$700) and Robert Price(\$650) to remove moss and top soil, and add sod were reviewed. A motion was made and seconded to approve Robert's bid. The motion passed.

The fence at 8723 Broadwood Ct. hasn't been brought into compliance. A letter will be sent from attorney Hal Thomas to ensure compliance.

Flynn Brothers has completed the asphalt repairs as approved at the last meeting and work appears to be acceptable.

Upon inspection there were two drainage basins in the roadway near 10218 and 10249 Pine Glen Circle that need to be cut out and reworked as asphalt is starting to cave in around them. A motion was made and seconded to have Flynn replace the casting and shoring for these two drains for a total cost of \$2,600. The motion passed.

Ben was asked to send letters to two owners who have window a/c units and ask that they be removed.

Kingsbury has finished replacing the concrete porch at 8609 Roberta Ct. This owner has not had any additional water through her patio doors. She also believes she has another underground water leak and is calling United Plumbing to come back out and investigate.

A motion was made and seconded to have Kingsbury replace the concrete landing near the porch at 8611 Roberta Ct as there is a tripping hazard for a total of \$1775. The motion passed.

Discussion took place about the possibility of installing gutter guards on all of the patio homes. One bid has been obtained from Matt Wood, but there are many different types of gutter guards and therefore pricing options. Ben and Larry will both obtain additional estimates for the board's review.

Under the Social Committee, Jim Williams noted that the wine and cheese party in the park would take place on July 18th. The monthly breakfast at Cracker Barrel had 16 residents in attendance this month.

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 amendment was brought up. Jim Williams indicated that he had finished getting signatures in his section and gave the amendment to Larry Lewis.

Ben reported that he had received a total of 146 responses to the recycling survey. 117 owners indicated they would not be in favor of adding recycling, and 29 said they would be in favor. Given the response, the board agreed not to pursue recycling services for the association.

A discussion took place in regards to Matt Woods's performance and dealing with the residents. Jim Williams expressed dissatisfaction with Matt's handling of a billing issue with a resident.

There was no new business.

A motion was made and seconded to adjourn. The meeting adjourned at 11:09 AM.