

## Minutes

September 25, 2015

The meeting was called to order by Larry Lewis at 9:05 AM in the meeting room at The Republic Bank on Bardstown Road in Fern Creek.

Present at the meeting were Billy Elkins, Don Kessler, Ron VanDyke, Paul Lyons, Jim Williams, Larry Lewis and Ben Adams.

The minutes of the previous board meeting were provided and reviewed via email. Billy Elkins made the motion to approve the minutes and Jim Williams seconded the motion. The motion passed.

Ben Adams and Ron VanDyke provided a review on the Association financial report. In accordance with a motion from the previous meeting, a \$50,000.00 CD was purchased from 1<sup>st</sup> Capital Bank. The funds came from the Republic Bank account (\$15,000.00) and from the Woods of Glenmary operating account (\$35,000.00). The Association is essentially on budget for the year with the exception of the repair and maintenance expense. The overage is the result of the necessary repairs to several dormers due to leaks. Ron VanDyke made the motion to accept the financial report and Paul Lyons seconded the motion. The motion passed.

The section reports noted no serious problems on the property.

Ben Adams, Billy Elkins and Jim Williams provided the Landscaping/Building report. An A&L form for 10215 Pine Glen Circle was approved for replacement of French door window inserts. An A&L form was approved for 8720 Broadwood Court for replacement of a dead tree.

The piers at 10205 Pine Glen Circle have been installed and landscaping will be completed as weather and materials allow.

The out of compliance fence at 8713 Lough Drive is scheduled to be corrected next week. The unit owner will be billed for the work.

All of the plumbing work to repair an underground water leak at 8609 Roberta Court has been completed. Jim Williams made a motion that the board work with the owner to work out a payment plan with the unit owner to cover the unit owner's portion of the repair bill. Ron VanDyke seconded the motion. The motion passed.

There are several areas within the property where the roadway is in disrepair. These areas will be inspected and necessary steps taken to implement repairs.

L G & E will be installing some new lights around the park and in some cul de sacs. These lights will provide better lighting for the park area and increased visibility at night.

Jim Williams reported that the concert in the park had 35 people in attendance and several people listened from their yards. The very cool temperatures affected attendance, but the music was still good. There were 10 people at the Cracker Barrel breakfast. The Chili cook off will be October 11.

There were no issues raised in the block watch.

In old business, the fence amendment is proceeding through the property.

In new business, it has been brought to the attention of the Board that a home owner in the Reserve of Glenmary has installed a wrought iron fence that encroaches on the Woods of Glenmary property. The Reserve property owner will be notified, by mail, that the fence must be removed from Woods of Glenmary property. The owner will be given a 30-day notice. If the fence is not moved, action will be taken to have it moved at the owner's expense.

It is time to start preparing for the 2016 Budget. The Board members are to review current expenses and projections for the upcoming year and have suggestions for additions or reductions in the next budget.

The next meeting is scheduled for October 8, 2015.

The meeting adjourned at 11:05 AM.