

Minutes

October 8, 2015

The meeting was called to order at 9:04 AM by Larry Lewis at the meeting room of the Republic Bank of Fern Creek on Bardstown Road.

Attendance were Billy Elkins, Don Kessler, Ron VanDyke, Paul Lyons, Jim Williams, Larry Lewis and Ben Adams.

The minutes of the previous Board meeting were reviewed via email. Jim Williams made the motion that the minutes be approved and Ron VanDyke seconded. The motion passed.

The financial report was provided by Ron VanDyke and Ben Adams. The accounts receivable and expenses reviewed. A copy of the proposed budget was provided for discussion in old business. The expenses were proper in accordance with the budget and there were no significant problems with the receivables. Paul Lyons made the motion to approved the financial report and Jim Williams seconded. The motion passed.

In the section reports, Section 1, at 10602 Parkhurst, there was a broken drain grate and some broken concrete. In Section 4, the fence at 8713 had been replaced. In Section 8, the drainage area had been cleaned out.

The Landscaping/building report was provided by Ben, Bill and Jim. An A&L form for replacement of dead grass was approved, and an A&L form for a new garage door security pad was approved.

As noted in last month's meeting the piers at 10205 Pine Glen Circle had been installed the Board was working with the unit owner to coordinate the completion of the landscaping.

The out of compliance fence at 8713 Lough had been replace.

Discussion are ongoing with the unit owner at 8609 Roberta Court relating to the cost for repairing the underground water leak at that unit.

The new lighting project with L G&E is progressing. 3 lights will be installed on the northwest side of Pine Glen Circle, 2 on the southwest side of Pine Glen Circle and 2 on the northwest side of the park. The new lights will cost about \$180.00 additional on the monthly electric bill. The improved lighting and safer environment will offset the additional cost.

It has been noted that there has been an increased number of speeders on the section of Pine Glen Circle between Jessica Way and the stop sign across from 10215 Pine Glen Circle. The cost and feasibility of installing speed humps will be determined.

In Old Business, Don Kessler currently has the fence amendment will give it to Ron VanDyke when he has completed his section.

The attorney is obtaining property line and survey information on the Woods of Glenmary to assure the HOA's claim relating to the fence installed on HOA property by the Reserve of Glenmary property owner.

The proposed 2016 budget for HOA was reviewed, line by line, by the Board. The various budget increases were appropriated based on the HOA's past expenses and projects costs. The only change to the proposed budget was at line item 581, shrub and tree replacement, where the proposed amount was raised from \$7500.00 to \$9500.00. This, in turn, reduced to amount to allocated to the reserve by \$2000.00, to \$63,747.00. Billy Elkins made the motion to accept the budget as amended and Jim Williams seconded. The motion passed.

In New Business, the continuing problems with the parking at 8707 Summertree needs to be addressed. The appropriate letters need to be sent to the unit owner to bring the residents into compliance.

The potential problem of the access for fire/emergency vehicles on Broadwood Court needs to be reviewed to determine what, if any, changes need to be made to insure access.

Following a discussion concerning the lawn care on the HOA property, Jim Williams made the motion to get 2 additional bids for a new lawn service contractor. Don Kessler seconded the motion. The motion passed.

Paul Lyons made the motion that the meeting adjourn and Jim Williams seconded. The meeting adjourned at 10:58 AM.

The next meeting is scheduled for November 20, 2015.