

Minutes

November 20, 2015

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

In attendance were Billy Elkins, Ron VanDyke, Don Kessler, Jim Williams, Paul Lyons, Larry Lewis and Ben Adams. Also in attendance were Roger Romines and Robert Gregory.

Roger Romines was in attendance to appeal the \$300.00 in fines for improper parking at his properties in the Woods of Glenmary. He explained the circumstances in existence at these properties and his efforts to correct improper parking violations. He asked the board to be patient with him and to take into consideration his efforts to correct the problem by waiving the fines.

Larry Lewis explained that the Board had been patient in that several written notices had been issued prior to the levying of the fines and that the violations had continued over several months. He acknowledged that there had been no recent occurrences. Mr. Romines was told that the Board would make a decision and let him know. He then left the meeting.

Robert Gregory was at the meeting representing Valleycrest Landscaping to answer questions concerning their bid proposal to take over landscaping at Woods of Glenmary. Mr. Gregory provided an overview of the company's size, equipment availability, personnel and procedures. He explained how the bid proposal was formulated and how the work would be performed. Several questions were posed relating to snow removal and response times, which were answered adequately.

Following his presentation, Mr. Roberts was told that the Board would take the proposal under consideration and inform him of the Board's decision. He then left the meeting.

The regular portion of the meeting then continued.

The minutes of the previous meeting had been reviewed via email and there were no additions or corrections. Jim Williams made the motion to approve the minutes and Billy Elkins seconded. The motion passed.

Ben Adams provided the monthly financial report. Ron VanDyke indicated that he had reviewed the figures and found no discrepancies. The accounts receivable was reviewed and were not out of the ordinary. Billy Elkins made the motion to approve the financial report and Don Kessler seconded. The motion passed.

The section reports revealed that the property was in good shape and there were no significant problems.

Jim Williams, Billy Elkins and Ben Adams provided the Landscaping and Building committee report.

There was only one A & L form for a satellite dish at 10502 Parkhurst, which was approved.

The bids for the new landscaping contract were reviewed, primarily Steel Blades and Valleycrest, along with a few smaller companies. After this review, Don Kessler made the motion to accept the Valleycrest bid and Jim Williams seconded. The motion passed. Ben Adams noted that he would inform Steel Blades of the decision and the termination of their contract effective De. 1, 2015

It was determined that bids for drainage projects in the park be delayed until grading and resurfacing portions or the walking track are completed.

It was also determined that the culvert restoration project and sidewalk replacement at 8616 Roberta Ct. be delayed until March agenda due to the cold weather effect on the concrete.

The gutter, downspout and gutter guard bid was reviewed. The proposal to replace the property's gutters with new 6" gutters, downspouts and guards was \$178,000. 00. It was decided to hold off on this project due to the expense and the fact that there were still several roofs to be replaced. The gutter replacement may be done by section in the future.

Several trees had been removed from the property at 8707 Lough Dr. without the proper A & L forms being approved. After investigating the circumstances, it was determined that the HOA had not experienced any financial loss as a result of this tree removal. The owner of 8707 Lough Dr. will be sent a letter reprimand explaining that any future unapproved changes would result in having them reversed at the owner's expense.

The out of compliance fence at 8713 Lough Dr. has been replaced and the owner provided with the bill. A lien is being placed on the property.

Following the water leak repair at 8609 Roberta Ct., it was determined that the owner was responsible for \$1100.00 of the total bill. After discussions with the owner, a repayment plan of \$100.00 was offered by the owner. Paul Lyons made the motion to accept the offer and Jim Williams made a second. The motion passed.

The locations for the new L G & E lights have been marked for installation. No date for the installation has been determined.

The drainage grate on Avenel was repaired by Flynn Brothers. Robert will be asked to replace the sod around the grate.

The gutters in the property need to be cleaned following the fall. Billy Elkins made the motion to have Robert do the cleaning and Don Kessler made the second. Ben Adams reminded the board that Robert is not insured and could be injured doing high ladder work. Larry Lewis noted that Robert had signed a waiver. The motion passed.

Jim Williams made the Social Committee report. There were 15 people at the Cracker Barrel breakfast and the chili cook off was won by Ken Warren.

There was nothing to report under the block watch. There were reports of several positive comments about the blocking off of Jessica Way and the reduced traffic and speeding.

Under old business, the fence amendment is still making its way through the property, with about half of the sections covered.

The fence installed on HOA property by a homeowner in the Reserve has been moved off the property.

Under new business, the unit owner at 8703 Broadwood Ct. has installed an unapproved storm door.

There is a new development being proposed on the property adjacent to the WOG off of Cedar Creek Road. There may be the need for a privacy fence and/or buffer zone between WOG and the new development.

Something should be put in the newsletter relating to how to appeal our Property Tax assessments.

Jim Williams made a motion to send a bill to the HOA of the Reserve of Glenmary to recoup the association's expense for removing trash/debris placed on our property by Reserve property owners. Billy Elkins seconded and the motion passed. An invoice will be sent to the Reserve.

The next meeting is scheduled for 12/18/15.

The meeting adjourned at 12:40 PM.