

Woods of Glenmary Patio Homes
Meeting Minutes
April 1, 2016

The meeting was called to order by President, Larry Lewis, at 9:00 AM in the community room of the Fern Creek branch of the Republic Bank. Larry Lewis, Bill Elkins, Jim Williams, Ron Van Dyke, Jim Roney, and Ben Adams were present. Don Kessler was absent.

Jim Roney volunteered to represent section 8. A motion was made by Jim Williams and seconded by Bill Elkins, and was approved to appoint Mr. Roney to fill the vacant section 8 seat.

It was noted that the regularly scheduled meeting that was to have occurred on March 25 was rescheduled for April 1st because there were not enough board member present to obtain a quorum.

A motion to approve the minutes of the January 15, and February 19, 2016 meetings was made by Jim Williams and seconded by Ron Van Dyke. The motion was approved.

The financial report was presented by Ron Van Dyke and Ben Adams. The largest expense year to date has been the tree trimming and we will be well over budget this year in that category. A receivables report was given and two units are currently in foreclosure proceedings. A motion was made by Bill Elkins, and seconded by Jim Roney to approve the financial report. The motion was approved.

Section reports were given. Bill Elkins reported problems with curbing and street drains in section 1. A report of a dog not on a leash in section 2 was reported and Ben will follow up with a letter to the pet owner. All other sections were in good shape.

An A&L form for an ornamental tree inside a fenced in area at 10224 Pine Glen Circle was approved.

A dropped porch and sidewalk at 10235 Pine Glen Circle was reported. The board asked Ben to obtain pricing to repair.

The new LG&E lights along Pine Glen Circle are nearly complete. Waiting on globes to be installed on a few lights.

The sidewalk and porch at 8725 Lough was repoured to correct the settling and trip hazard.

Valley Crest has a few additional areas to finish, but is mostly done with the property mulching.

A meeting will take place on Tuesday, April 5th with a representative from Flynn Brothers to look at areas for repairing curbs, as well as asphalt patching for pot holes.

The board asked that Ben get updated pricing on replacing the roofs for two quads as this was budgeted for in this year's budget. Specifically the two quads that were identified for replacement were 10409, 10411, 10413, and 10415, as well as 10423, 10425, 10427, and 10429.

Ben was asked to contact Paul Davis Restoration regarding sod damage when a dumpster was delivered to the unit on Pine Glen Circle that they were working in.

Jim passed out a list of social activities for 2016, and indicated that the list would be distributed to all residents.

Don Kessler currently has the fence amendment. Larry will make an effort to get the amendment from Don and get it to Bill Elkins so that he can obtain signatures in his section.

The board voted to go into executive session and then came back into regular session.

Ben indicated that all of the candidate forms received by the deadline were distributed to all owners as promised.

Ben reviewed this past month's correspondence.

There being no further business, a motion was made and approved to adjourn at 11:20 AM.

The next meeting will be held on April 15, 2016 at 9:00 AM at the Republic Bank community room.

Respectfully submitted,

Jim Williams
Acting Secretary