

The Woods of Glenmary Patio Homes

Annual Meeting Minutes

April 21, 2016

The meeting was called to order at 7:00 PM by Larry Lewis, Association President, at the Trinity World Outreach Center on Seatonville Road in Fern Creek, KY. Also present were board members Billy Elkins, Jim Williams, Ron Van Dyke, Jim Roney, Doug Felkins and KY Realty representative Ben Adams.

Jim Williams, Acting Secretary, announced that between those owners present and proxies combined, there was a quorum of 64 lot owners. He further provided that the residents were properly notified by mail of the date, time, and location of the meeting. Therefore, the meeting was allowed to proceed.

Jim Williams read the minutes of the 2015 Annual Meeting. The minutes were approved as read.

Larry Lewis provided the group with a synopsis of the past year expenses and work performed by the association. Jim Williams provided the schedule of events planned by the social committee. Billy Elkins gave a report for the Landscaping Committee. Ben Adams gave a review of the past year financial report and the budget for the upcoming year.

New board members had been appointed by the board to fill out the remaining terms of vacant board positions prior to the annual meeting and these new members were introduced. Dr. Jim Roney was appointed for section 8, and Doug Felkins was appointed for section 4. An election took place for section 6 between Joel Dotson and Barbara Reasor. After votes were tallied, Joel Dotson was elected.

Under Old Business, the Fence Amendment proposed at the 2015 Annual Meeting was brought up for discussion. It was explained that the board was still in the process of obtaining signatures, and owners were asked to please contact a board representative if they were interested in signing the amendment.

Under New Business, Ben Adams read a bylaw amendment and explained the purpose of the amendment. He also explained the voting process. A voting sheet was provided at a table for residents to sign following the end of the meeting. If approved, the bylaw amendment will change the way the board is composed to reflect 7 members total. In addition, the individual sections would be eliminated, and board members could be elected from any area of the property.

The floor was opened for discussion. Some residents expressed concern about the current landscaping company and asked why Steele Blades was no longer taking care of the property. Larry Lewis explained that Steele Blades had not responded to concerns raised by the board, and a decision was made to fire them and hire Valley Crest. Valley Crest was still trying to get everything under control and all concerns were being brought to their attention. Another resident wanted to know about the tree trimming and expressed their opinion that it was a waste of money. Larry indicated that the tree trimming kept the limbs away from the roof and gutters, and also made the pear trees less likely to split by keeping them

contained. Another resident expressed concern for egress being blocked by a fire truck recently and wanted to make sure that residents could still exit the property especially if they were having an emergency themselves. Jim and Larry indicated that they had a key to the chain across Jessica Way and would make sure to unlock it if access was needed. Also it was mentioned that the Fire Department could cut the lock and chain if they needed immediate access through this point. Another resident complained about the quality of mulch installed and that they had found a large piece of wood in the mulch. Larry explained that they had looked at samples of the mulch and decided on the type to be installed, but that Valley Crest should have removed such a large piece of wood.

A motion was made to adjourn and seconded. The meeting adjourned at 8:16 PM

Respectfully submitted,

Jim Williams

Acting Secretary