

**Woods of Glenmary Patio Homes
Board Meeting Minutes
9 December 2016**

I. The meeting was called to order at 9:04 AM by Ron VanDyke in the conference room at the Republic Bank of Fern Creek on Bardstown Road.

II. **Attendance:**

In attendance were Ron Van Dyke, Doug Felkins, Joel Dotson, Jim Roney, Larry Lewis, Jim Williams, (Bill Davidson present via speaker phone), Billy Elkins, and Ben Adams (site manager).

Billy Elkins announced that he would be retiring from the Board following this meeting. He brought Roger Setter as his guest and recommended him to the Board as his replacement for Section #2. Ron Van Dyke made a motion to accept Roger as Billy's replacement and he was unanimously approved.

III. **Minutes:**

The minutes of the previous meeting were read by email prior to this meeting and approved with no correction.

IV. **Financial Report:**

Ben Adams provided the monthly financial report. Jim Roney reviewed the figures and found all in order. The accounts receivable were reviewed and were not out of the ordinary. Billy Elkins made a motion to approve the report, Jim Williams seconded and the financial report was **approved**.

V. **Section Reports:**

1. Greenscape parking lawn equipment is blocking homeowners. Problem will be addressed with Greenscape.
2. Kids riding bikes and sledding (in winter) in the collection basin at the back of Pine Glen Circle, presenting a liability risk. Jim Roney made a motion to post warning signs to keep kids out and Larry Lewis seconded. The motion was **approved** and Ben Adams will arrange to have the appropriate signs posted.
3. The door to the sunroom at 10337 Pine Glen Circle will need to be replaced due to water damage; however, if the problem was not caused by a builder defect or maintenance neglect the homeowner will have to make the repair. Going forward, there was a concern that as our units age, it could become cost prohibitive to continue replacing outside doors. Larry Lewis made a motion to review each door on a case by case basis. Billy Elkins seconded the motion and it was approved.
4. Greenscape will replace the section of dead grass at 10231 Pine Glen Circle at their expense. This section of grass had been cut too short by Greenscapes.
5. Light at 10213 Pine Glen Circle was approved and installed 12 years ago when the house was built. The light was not pointed toward the road.

VI. **Committee Reports:**

A. Landscaping:

1. There were two changes in the landscape committee. Bill Davidson will replace Billy Elkins and Ron Vandyke will replace Larry Lewis.
 2. No new A&L Forms submitted
 3. The sidewalk at 10232 Pine Glen Circle will be replaced when weather permits.
 4. Greenscapes' tree and shrub replacement has been completed. The blue rug junipers at the entrance of the subdivision are damaged and the Board is considering replacing the plants in the spring.
 5. Discussed snow removal procedures.
 6. Gutter cleaning will be done by Rapp & Associates at \$75 per building, \$25 less than the next highest bid.
 7. Billy Elkins made a motion to replace Greenscapes Lawn Care Company with Steele Blades. Jim Williams seconded. The motion was **not approved**. While the Board has not been satisfied with Greenscapes' performance, they did come to our aid when our last lawn care company quit on us and most believed that we need to honor their two year contract and give them the opportunity to address our concerns.
 8. Billy Elkins raised a concern about cars damaging the grass around 10501 Parkhurst and suggested we add a concrete curb to protect this area. Ben Adams felt the Association should do a property inspection sometime in the spring to evaluate any other areas that might need additional curbing.
9. Social:
- 1.) 18 people attended November breakfast.
 - 2.) Next breakfast is scheduled for December 20th.

VII. Old Business:

1. Newsletter in progress.
2. Fence Bylaw Amendment does not have the necessary votes to pass, still working on signatures from section 2, 7, and 9.
3. Final review of phone list was distributed to Board members to verify information. Phone directory scheduled for completion after the first of the year; however, we still need each Board member to verify that the addresses and phone numbers are correct and up to date.

VIII. New Business:

- A. Correspondence: Ben Adams to mail out annual budget letter and rate increase.
- B. Next Board meeting scheduled for 1/20/2017

Respectfully submitted:
Joel Dotson