

**Woods of Glenmary Patio Homes
Board Meeting Minutes
18 November 2016**

- I. The meeting was called to order at 9:00 AM by Ron VanDyke in the conference room at the Republic Bank of Fern Creek on Bardstown Road.
- II. In attendance were Ron Van Dyke, Doug Felkins, Joel Dotson, Jim Roney, Larry Lewis, Jim Williams, Steve Carpenter, (Bill Davidson and Billy Elkins present via speaker phone), and Ben Adams (site manager).
- III. The minutes of the previous meeting were read by email prior to this meeting and approved with no correction.
- IV. 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. Jim Williams made a motion to approve the financials and Steve Carpenter seconded the motion and the monthly financial report was approved.

Ben Adams presented the budget for 2017, which called for increasing the Association Dues from \$175 to \$180 per month effective January 1, 2017. Key areas that affected the increase were electric, water & sewer, trash removal, and costs of beginning resurfacing of the neighborhood roads, which will have the greatest impact on the 2017 budget.

Larry Lewis made a motion to accept the budget and rate increase, and Jim Roney seconded. The 2017 budget was approved.

- V. The section reports revealed only minor issues except for lawn car and an unknown light coming from the homeowner at 10213 Pine Glen Circle.

The general consensus was that our current lawn care company (Greenscapes) has not been doing an adequate job maintaining our lawns and green spaces, with the biggest complaint being the grass is cut too short.

Jim Williams handed out a price sheet for Steele Blades for our consideration. The decision was made to continue to work with Greenscapes to resolve some of these issues.

Jim Williams reported an unknown light coming from 10213 Pine Glen Circle and thought it should be checked out. Joel Dotson agreed to investigate the light.

- VI. Committee Reports:
 - A. Landscaping:
 1. No new A&L Forms submitted

2. The Board approved a bid from Alph Kaufman Company of \$5,780 to repair the sidewalk at 10232. Jim Williams made the motion to approve the repair and Jim Roney seconded. The motion was approved.
3. Greenscapes tree and shrub replacement is approximately 90% complete; with the last few areas to complete on the backside of Pine Glen Circle.
4. Discussed snow removal procedures:
 - a.) Ron Van Dyke will be contact person for Greenscape.
 - b.) Snow removal will not start until we have 4 inches or more accumulation.
 - c.) Homeowners will be responsible for clearing snow from sidewalks.
 - d.) Any icy conditions will generate automatic response from Greenscape.
5. Gutter Cleaning: Ben Adams brought up the concern that our current Contractor may not have adequate insurance to protect the Association from a potential lawsuit and suggested we entertain bids from other contractors. There was a general agreement and Billy Elkins volunteered to get bids to consider at our next meeting. We will be asking these companies to provide an hourly rate, as well as a flat rate per building. Ben Adams put in a verbal bid for his property maintenance company, Rapp and Associates, of \$40/hr or \$75 per building. Our current contractor charges \$75 per building but does not have adequate insurance to cover potential liabilities.
6. A vote was taken to repair three sunken sidewalks at:
 1. 8724 Broadwood Ct.
 2. 8729 Broadwood Ct.
 3. 8733 Broadwood Ct.

Jim Roney made a motion to approve the repairs and Jim Williams seconded. The motion was approved.

B. Social:

- 1.) 36 people attended the chili cook off
- 2.) 16 people attending the breakfast

C. Block Watch:

- Complaints have come in that cars are speeding on Broadwood Drive and Pine Glen Circle. Evening walkers need to take precautions to wear reflective clothing.

VII. Old Business:

1. A new Overflow Parking Policy was proposed and approved. The new policy is attached and will be sent out to all homeowners in our next news letter.
2. Fence Bylaw Amendment does not have the necessary votes to pass; however, we still do not have all the signature pages in from all sections. We still need signature pages from sections 1, 2, and 7. Ron Van Dyke and Joel Dotson volunteered to help. Steve Carpenter is new to the Board and Billy Elkins is recouping from an injury. The Board committed to have the signature pages completed by the next Board Meeting scheduled for December 9.

3. One last review of the phone directory and it will be ready to release to homeowners.

VIII. New Business:

1. Correspondence: The Board discussed rescinding the parking fines of four homeowners at the following addresses:
 - 8707 Broadwood Ct
 - 8700 Summer Tree Lane
 - 10226 Pine Glen Circle
 - 8733 Broadwood Ct.

The homeowner at 8733 Broadwood Ct. chose to pay the fine without consideration from the Board. The fines were being discussed because they were assessed at a time when we were reevaluating the current policy.

Ron Van Dyke made the motion to rescind the fines and Jim Roney seconded. The motion to rescind was approved.

Larry Lewis made a motion to rescind all the fines back to the beginning and Doug Felkins seconded. The motion failed to pass.

2. The Board made a decision to issue keys to the gate at Jessica Way to all Board Members to insure easy access in the event of emergencies.
3. Marsha Simpson offered to update the Christmas decorations at the entrance; however, budget constraints prohibit any new decorations this year.

IX. Next Board meeting scheduled for 12/9/2016