

**Woods of Glenmary Patio Homes**  
**Board Meeting Minutes**  
**21 April 2017**

- I. The meeting was called to order at 9:06 AM by Ron Van Dyke in the conference room at the Republic Bank of Fern Creek on Bardstown Road.
  
- II. **Attendance:**  
In attendance were Steve Carpenter, Roger Setters, Ron Van Dyke, Bill Davidson (present via speaker phone), Joel Dotson, Jim Roney, Larry Lewis, and Ben Adams (site manager).
  
- III. **Minutes:**  
The minutes of the previous meeting were read by email prior to this meeting. Roger Setters made a motion to approve the minutes, Steve Carpenter seconded and motion passed.
  
- IV. **Financial Report:**  
Ben Adams provided the monthly financial report. Jim Roney reviewed the figures, and found them in order. Joel Dotson made a motion to approve the report and Larry Lewis seconded. The motion passed.
  
- V. **Section Reports:**
  1. Several homeowners are allowing their dogs to run loose. Section has a street light out.
  2. The grass at 10603 Parkhurst needs major repair. Homeowner at 10502 Parkhurst wants her dead spirea to be replaced with a different plant; however, past practice requires that the plants be kept the same.
  3. The water leak at 8605 Roberta Ct. has been repaired at a cost of \$1100. They haven't found the leak for 8606 Roberta Ct.; however, the concern is that the leak could be under their neighbors concrete patio. If true, the repair will include the cost of busting up and replacing the concrete patio.
  4. Nothing to report.
  5. Street light out on Broadwood Ct. It was suggested that we get a per unit quote to airate and power seed yards. The work would be option for each homeowner and it would be at their expense.
  6. Yard at 10213 Pine Glen Circle is infested with moles and needs to be treated. The drain pipe between 10213 and their neighbor that empties in the back yards is washing out a ditch and needs to be filled with rock to retard erosion.
  7. The yard at 10240 Pine Glen Circle is being cut by a riding mower. The yard is too steep and it caused the sod to separate exposing bare soil. It must be cut with a push mower to avoid yard damage.
  8. Nothing to report.
  9. The gutters at 10339 Pine Glen Circle are stopped up and need to be cleaned.
  
- VI. **Committee Reports:**
  - A. Landscaping:
    1. A&L forms – Two A&L Forms submitted to install DishTV.

2. Paving in section 2 will begin May 8<sup>th</sup> and continue through May 11<sup>th</sup>. Homeowners will need to park on Broadwood Road until completion. A detailed letter will go out prior to start up.
3. Greenscape will meet with homeowners at the annual meeting.
4. The corner of 8407 Broadwood Court will be cut back to allow more turning space for emergency vehicle access. It is currently a hard 90 degree turn. The fire department has voiced a concern getting their trucks past this point. Flynn Brothers will apply asphalt to this area when they resurface Section #2.

**B. Social:**

- 16 homeowners attended the morning breakfast at Cracker Barrel's

**Block Watch:**

- No report.

**VII. Old Business:**

1. Fence Amendment received the necessary votes to pass.
2. Phone Directory was completed and ready to deliver.
3. No MSD Update.

**VIII. New Business:**

1. Correspondence - None
2. The next Board meeting will be 5/19/2017

**XI. Adjourned:** Roger Setters made a motion to adjourn. Jim Roney seconded and Ron Van Dyke adjourned the meeting at 11:55 am.

Respectfully submitted:  
Joel Dotson