

**Woods of Glenmary Patio Homes
Board Meeting Minutes
17 February 2017**

I. The meeting was called to order at 9:03 AM by Ron VanDyke in the conference room at the Republic Bank of Fern Creek on Bardstown Road.

II. **Attendance:**

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

All attempts to contact Jim Williams have failed to get any response; therefore, it has been concluded that he no longer lives in the Woods of Glenmary and is not eligible to serve. Since he did not officially resign, Larry Lewis made a motion to remove him from the Board. Roger Setters seconded and the motion passed.

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, Jim Roney seconded and motion passed.

IV. **Financial Report:**

Ben Adams provided the monthly financial report. Jim Roney reviewed the figures, and found them in order. Larry Lewis made a motion to approve the report and Roger Setters seconded. The motion passed.

V. **Section Reports:**

1. Nothing to report.
2. Nothing to report.
3. Doug Felkins reported that there is some confusion on how the fiber optic lines should be run to the individual units by the different AT&T installers. To avoid future problems, it was decided to homeowners' get HOA approval before installing lines to insure proper installation.
4. Nothing to report.
5. Nothing to report.
6. Nothing to report.
7. Nothing to report.
8. Jim Roney reported that the nn"No Biking" sign was posted at the retention basin.
9. Larry Lewis reported that the construction, to his understanding, going on at the rear of our subdivision will be made up of homes in the \$125,000 range.

VI. **Committee Reports:**

A. Landscaping:

1. A&L forms – Request to install a handrail at 8710 Lough Rd.
2. Ben Adams has requested a second paving bid from Common Wealth Paving.

3. New concrete curving will be added to Section #2 and the entry to Broadwood Court, as well as repair any broken sections.
4. Ben Adams presented a bid of \$11,350 to paint or stain 14 wood decks and 3 stair casings to begin in the Spring. Jim Roney made a motion to approve, Roger Setters seconded and the motion passed.
5. There are two units that haven't been roofed with the new architectural shingles. Only one unit was budgeted for this year; however, there was a concern that we might not be able to get the same color shingle if we wait until 2018 to reroof the second unit. Jim Roney made a motion to reroof both units this year, Roger Setters seconded and the motion passed.

Social:

- Jim Roney and Larry Lewis reported that 8 people attended December breakfast.
- The Board will be looking for a non-board homeowner to serve as the Social Committee Chairman.

Block Watch:

- We are currently looking for someone to volunteer to assume the duties of the Block Watch captain. They don't have to be a Board member.

VII. Old Business:

1. Fence Amendment – Joel Dotson will survey Section #7 homeowners for fence amendment. Final results due by the March Board meeting.
2. Phone Directory – the directory is going through a final check and will go to the printers by the end of February. Doug Felkins made a motion to have the phone directory professionally bound. Larry Lewis seconded and the motion passed.
3. MSD Charge Update – MSD is reevaluating their original figures and we are anticipating a significant reduction.

VIII. New Business:

1. Correspondence -
 - Ben Adams sent out a letter to homeowners who have late charges on their account, offering to drop the fines if they sign up for auto billing.
 - A letter was approved to announce the time and location of the annual meeting.
2. The next Board meeting will be 3/17/2017

- XI. Adjourned:** Jim Roney made a motion to adjourn. Roger Setters seconded and Ron Van Dyke adjourned the meeting at 11:24 am.

Respectfully submitted:
Joel Dotson