

**Woods of Glenmary Patio Homes
Board Meeting Minutes
20 January 2017**

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

Doug Felkins was appointed by the Board to serve as Vice-President in the place of Billy Elkins, who served in that position until he resigned at the December 2016 Board meeting.

The section 7 Board member, Jim Williams, was absent from this meeting. Jim Roney reported that Jim Williams had sold his patio home, but did not know if he was still living in the Woods of Glenmary. Ron Van Dyke agreed to follow-up with Jim to clarify the situation. If he isn't coming back, a homeowner from section 7 will be appointed to take his place at the February Board meeting.

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 that there were a large number of late fees on the current financial report, and proposed that we forgive the late fees of any homeowner willing to sign up for auto pay. It was made into a motion and Roger Setters seconded, and the motion was approved. All other accounts receivable were reviewed and were not out of the ordinary. Roger Setters made a motion to approve the report, Larry Lewis seconded, and the financial report was approved.

V. **Section Reports:**

1. Steve Carpenter reported that two units were vacated at 8602 and 8604 Summertree Ln. He also report updates to the homeowner list.
2. Claude Jenkins at 10602 Parkhurst passed away. Change Herbert Stewart's first name at 10601 Parkhurst to Jack Stewart in the phone list.
3. Doug Felkins brought up the question: Will homeowners need to file an A&L form before installing AT&T's new fiber optic wiring to their units? After a brief discussion, it was concluded that it was not necessary, except when installing a satellite dish.
4. Nothing to report.
5. Nothing to report.
6. Nothing to report.
7. Jim Williams was not available to report.

8. Jim Roney recommended Mike Robinson at 10291 Pine Glen Circle as a replacement for Jim Williams if he does not return. A “No Sledding” sign was posted at the retention basin across from 10251 Pine Glen Circle. Ben Adams was unable to find a “No Biking” sign to post. Jim located a company that carried this sign. Ben agreed to order the sign and have it posted.
9. Greenscapes put down a lawn care treatment just before Christmas but didn’t clear it off the sidewalks. Ben Adams will address the issue with Greenscapes.

VI. Committee Reports:

A. Landscaping:

1. No new A&L forms – Roger Setters recommended that we add the abbreviation “A&L Form” to the actual form to provide better name recognition. The current name on the form is “Architectural Improvement Application Form”. All other references to the form are “A&L” for brevity and should be consistent with the actual form.
2. Concrete work at 10232 Pine Glen Circle was completed.
3. 10337 Pine Glen Circle Patio Door Replacement – A discussion was made to decide who should pay for the damaged door, the homeowner or the Association. It was determined that the homeowner had the builder install their patio door to open out to give them more room inside. The door was not designed to open out. This exposed the door to the elements and water damage. It also exposes the hinge bolts to the outside, making it easy for anyone to remove the door from the outside. The conclusion was made that the homeowner should be responsible for the repair or replacement. Ben Adams would notify the homeowner of the Board decision.
4. Ron Van Dyke and Ben Adams presented a proposal from Greenscape to upgrade the landscaping at the entrance to the subdivision. A complete redo would cost \$11,214. Given the cost, it was decided to table the discussion for later time to consider other options.
5. Ben Adams presented Flynn Brothers’ Proposal to begin resurfacing our streets starting with section #2 and Avenel Court in section #1 at a cost of \$63,852; however, the budget was set at \$46,746. Flynn Brothers needed Avenel Court and section #2 to make it cost effective to bring in their milling machine otherwise they would have to charge more for section #1. The approximate cost per square yard would be \$9.75/yard². This is an outstanding price and Flynn Brothers’ is a quality paver. It was also discussed to add concrete curbing to section #1 where needed. Given our current budget concerns relating to the MSD charges, it was decided to table the decision for further review.
6. Board members were asked to check the roads in their sections and report back where we thought more concrete curbing might be needed.

7. The paint markings AT&T left on our roads, installing their fiber optic lines, and curbs have not worn off. Ben Adams will contact AT&T for further action.

VII. Social:

- Jim Roney and Larry Lewis reported that 8 people attended December breakfast.

VIII. 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.

IX. Old Business:

1. Fence Amendment – still do not have enough votes to pass. several sections have not been contacted. Final decision will be pushed off until the next Board meeting.
2. Phone Directory – the directory will be delayed until all Board positions have been assigned and homeowners not wanting to be listed have been verified. The target date for completion and distribution is the month of March .
3. **MSD Charge Update from Roger Setters**
 - 1) In a letter dated December 14, 2016, MSD sent notice to the WOG Residents Association that it would henceforth be subject to a drainage assessment. The notice stated that assessment would be billed bi-monthly in the amount of \$2,407.48. Subsequently, Roger Setters met with MSD on January 13, 2017. WOG will be paying a Drainage Service Fee to MSD from now on, but the bimonthly amount is under negotiation. Each homeowner in the development has always/currently pays a drainage fee that covers the runoff from their structure and driveway, the property that they actually own. But the roads belong to the Residents Association, and it is responsible for an assessed drainage fee on those paved surfaces, like it or not. The initial \$2,407.48 figure quoted in the MSD notice is based on a paved surface area (139 ESU's or roughly 347,500 square feet of paved surface) larger than is actually under the control of the Board. The discrepancy seems to revolve around who actually owns the driveways in front of the garage for each structure. Most, if not all, of the driveways are within the individual residence property boundaries. MSD has apparently assumed that ALL paved surfaces (except Broadwood Drive - a dedicated metro roadway) is owned by the Association. Working with Ben Adams, Setters on Thursday 19 January, submitted to MSD a set of calculations which the board believes better reflects the actual paved surface area (202,000 square feet or roughly 81 ESUs) under Board jurisdiction. We are awaiting a response.
 - 2) We might be able to reduce the final gross fee by as much as 50% based on credits for the detention basins that were part of the original design for the development. HOWEVER, it won't be a

simple task. There is a pile of paperwork that will have to be prepared and submitted by the Board for MSD approval in order to get this credit. It is uncertain if this paperwork can be completed in time to affect the initial billing from MSD, but efforts are under way. The credit request could require some substantial technical calculations, as well as perpetual commitments from the Board. A registered Professional Engineer may need to be retained to formally complete the paperwork, but that is not absolutely certain at this time. This type of drainage fee was supposed to have been assessed upon the WOG Residents Association (or its predecessors) upon completion of the first structure in the development back in the 1990's. At the same time the developer was supposed to have submitted the crediting paperwork as part of his applications for the various regulatory/zoning approvals. MSD freely admits that they simply let the WOG assessment slip through the cracks until a recent comprehensive audit of their inventory of properties. MSD could have legally back billed the Association for up to two years of this assessment; however, they are NOT going to pursue that course of action. Everything is to start with a clean slate in 2017.

3) The MSD staffers at the 13 January meeting thought that much of the required technical data might be located in their archives, but until they have a chance to look through their files nothing is certain. Setters received an e-mail on 18 January from MSD that they were in the process of searching their archives for any data on the issue. No completion date was stated in the e-mail. Once MSD has completed its archive search, Setters will again meet with them to go over what data they have been able to recover from their files.

4) As part of the detention crediting process the Association will need to formally commit to minimum maintenance requirements for the detention basins. The basins are in generally good shape, but for full credits MSD may require removal of obstructions in the basins such as the benches and chairs in the basin off Parkhurst Court behind Section 2. This is not definite, but it is a possibility. It will be another part of the negotiation process for the credits.

5) The Association has two water meters tied to the irrigation systems (front entrance and community park) that are being billed. We need to check to see if we are also being assessed a drainage fee for those two meters. If yes, that should be included in the discussions with MSD over the calculations for the total drainage assessment against the Association.

X. New Business:

1. Correspondence - Ben Adams will send out a letter to homeowners who have late charges on their account, offering to drop the fines if they sign up for auto billing.

2. We need to find a place to hold our April Association meeting and set a date.

XI. Meeting adjourned at 11:13.

Respectfully submitted:
Joel Dotson