

Woods of Glenmary Patio Homes
Board Meeting Minutes
17 March 2017

- I. The meeting was called to order at 9:04 AM by Doug Felkins 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), Joel Dotson, Jim Roney, and Ben Adams (site manager).

- III. **Minutes:**
The minutes of the previous meeting were read by email prior to this meeting. Jim Roney 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 Roger Setters seconded. The motion passed.

- V. **Section Reports:**
 1. Nothing to report.
 2. Nothing to report.
 3. Nothing to report.
 4. Nothing to report.
 5. Nothing to report.
 6. Homeowner at 10213 Pine Glen Circle wants the association to remove the wooden stairs to their sun room due to safety concerns rather than repair the steps. At their expense, they will convert the door to a full length window.
 7. Homeowner at 10229 Pine Glen Circle want to remove their wooden stairs and replace them with a wooden deck at their expense. The Board won't make a decision until they get an A&L Form of intentions. The homeowner at 10224 Pine Glen Circle complained that Greenscapes uses a riding mower to cut the hill in front of her house and it is tearing up the lawn. They feel they should be using a push mower.
 8. Nothing to report.
 9. Nothing to report.

- VI. **Committee Reports:**
 - A. Landscaping:
 1. A&L forms – no new A&L Forms submitted.
 2. Flynn Brothers will pave all of section #2 and one street in section # 1.
 3. New concrete curving to be added to Section #2 after paving and the entry to Broadwood Court, as well as repair any broken sections. The new curving will be done at one time to get the best Price.

4. Deck painting will begin in the spring.
5. Window at 8722 Broadwood Ct. leaked and damaged inside wall after the window was repaired by the Association. Roger Setter made a motion to repair the window and inside wall and Jim Roney seconded.

Social:

- No report.

Block Watch:

- A strange man was reported knocking on a neighbors door. We are still 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 received the necessary votes to pass.
2. Phone Directory was completed and sent to the printers.
3. MSD Charge Update – MSD is reevaluating their original figures and we are anticipating a significant reduction.

VIII. New Business:

1. Correspondence - None
2. The next Board meeting will be 4/21/2017

- XI. Adjourned:** Jim Roney made a motion to adjourn. Steve Carpenter seconded and Doug Felkins adjourned the meeting at 10:35 am.

Respectfully submitted:

Joel Dotson

Amendment to Section VI "Committee Reports", Part (5) revised May 19, 2017 to read:

The Board agreed to a one time interior drywall repair at 8722 Broadwood Ct. as a result of an exterior leak that had not been properly repaired. Any future leaks causing interior damage will be at the lot owner's expense. Roger Setter made a motion to repair the window and inside wall and Jim Roney seconded.