

Woods of Glenmary Patio Homes
Board Meeting Minutes
16 June 2017

- I. The meeting was called to order at 9:08 AM by Ron Van Dyke in the conference room at the Republic Bank of Fern Creek on Bardstown Road.

- II. **Attendance:**
In attendance were Ron Van Dyke, 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. and approved.

- IV. **Financial Report:**
Ben Adams provided the monthly financial report. Jim Roney reviewed the figures, and found them in order. **Recievables:** Homeowner at 10602 Avenel mounted a cable dish on their roof. It was removed by the association and the homeowner was backed charged \$100 for the removal. Homeowner at 10605 Avenel was notified that they had to repair their damaged garage door or the association will make the repairs at their expense. Roger Setters made a motion to approve the financial report. Joel Dotson seconded and the motion passed.

- V. **Section Reports:**
 1. Nothing to report.
 2. 8701 Summertree has a turf drain that doesn't seem to be draining and wants it inspected.
Another homeowner wanted to know if the association sprayed yards for bugs – the board doesn't do bug spray.
 3. Nothing to report.
 4. Does the association replace storm doors? No – this is the responsibility of each homeowner.
Homeowner at 8735 Lough Drive has a roof leak, which is causing interior damage. Ben Adams will follow up.
 5. Nothing to report.
 6. Nothing to report.
 7. Nothing to report.
 8. **Repairs needed:**
 - 10300 Pine Glen Cir. – Hole in vinyl siding.
 - 10251 Pine Glen Cir. – Vinyl shutters need replacing front guest room.
 - 10351 Pine Glen Cir. –Caulk around front door and windows.
 - 10311 Pine Glen Cir. –Dead tree needs to be removed and another tree trimmed or cut down.
 - Fence rotting and needs replacement at 10303 Pine Glen Cir.

- Severe mole problem at the following homes:
 - 10311 Pine Glen Cir.
 - 10251 Pine Glen Cir.
 - 10303 Pine Glen Cir.
 - 10305 Pine Glen Cir.
 - 18801 Jessica Way
 - Grass needs to be cut in the water drainage basin next to 10303 Pine Glen Cir.
9. Dead cedar trees at the south side of the subdivision bordering the Reserves. Close to 10403 Pine Glen Cir.

VI. Committee Reports:

A. Landscaping:

1. A&L forms:

- 10229 Pine Glen Cir. Approved request to plant flowers along fence line bordering farm on the north side of WOG.
 - 10229 Pine Glen Cir. Approved request to add 9x6 bamboo shades on their back porch.
 - 8614 Summertree Ln. – wants to place a quad gazebo in back yard – Not Approved.
 - 10307 Pine Glen Cir. – wants to install concrete edging around bedding areas – Approved.
 - 8701 Lough Dr. – Wants to put in a patio enclosure. Drawings were not clear. Enclosure must match the other sunrooms in their section. – Not Approved. Need more information.
 - 8731 Lough Dr. – wants to install a sun setter shade on their deck. – Not Approved. Board will further evaluate.
2. Paving & curbing finished – follow up repairs scheduled for next week.
 3. Greenscape to patch and water areas where curbing installation damaged the grounds.
 4. Deck painting complete.
 5. Vent painting will begin in July. Matt Wood will doing the work for \$100 per quad.
 6. Water leak at 8607 Roberta Ct. has not been found.
 7. Gutter cleaning is complete.
 8. The Pin Oak at 10607 Avenel will not be removed.

B. Social:

- Ice cream social is coming up Sunday, June 25.
- Next WOG Breakfast is next Tuesday, June 22.

C. Block Watch:

- Ron Van Dyke has been looking for volunteers outside the board to run the block watch, and is talking to interested people. When members have been finalized, Steve Carpenter will assist the new committee in the initial interface with Louisville Metro Police for formal set up of block watch. More information on the matter to be provided in the upcoming WOG newsletter.

VII. Old Business:

- MSD drainage charge. Nothing to report.
- No other old business.

VIII. New Business:

- Correspondence – None
- Ben Adams brought in the only existing hard copy of the 2009 Reserve Study for review by board members. Jim Roney will take the first look at the document, followed by Roger Setters. The board agreed that it would not contract for a follow up study in 2017, but would consider the proposal for either 2018 or 2019. Further discussion tabled for now.
- No other new business.

XI. Adjourned: Jim Roney made a motion to adjourn. Doug Felkins seconded. Ron Van Dyke closed the meeting at 11:43.

Respectfully submitted,

Joel Dotson