

Woods of Glenmary Patio Homes
Board Meeting Minutes
18 August 2017

I. The meeting was called to order at 9:02 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, Bill Davidson, Doug Felkins, Ron Van Dyke, Benny Drake, Jim Roney, Chet Blair, and Ben Adams (site manager). Joel Dotson was absent.

III. **Minutes:**

(Setters agreed to record these minutes due to Dotson's absence.) The minutes of the July meeting had been sent out by email prior to this meeting and were approved by the Board.

IV. **Financial Report:**

Ben Adams provided the monthly financial report. Jim Roney reviewed the figures, and found them in order. The individual line item for work associated with trees and shrubs may run over budget, but the overall Association budget is still within original estimate.

There was discussion about the current inventory of mailboxes within the community, many of which are showing significant wear and tear. There are funds available in the line item for Repair & Maintenance that can be used for currently identified repainting/replacement needs. The Board may consider a future strategy for scheduled routine maintenance/replacement of mailboxes by section, as opposed to current "as needed" process. But more information needs to be gathered before any decision is to be made.

The end of July report showed only two units (out of a total of 210) with overdue Association fees payments, only \$25.00 of which was more than 90 days old. This is very good for an association of this size.

Steve Carpenter made motion to approve the financial report and Bill Davidson seconded. The motion passed.

V. **Section Reports:**

1. -8603 Summertree reported a possible problem with moles, but evidence is unclear.
-10605 Avenel has a new owner.
-8605 Summertree reports issue with mosquitos.
2. -10500 Parkhurst has new owner and report a dead tree in fence line between WOG and the Glenmary Springs development, along with the stumps of multiple trees that have been cut down in the past. Also question about whether the original tree/vegetation line between the two developments can ever be reestablished.
-There are two old wooden recliner chairs in the detention/recreation area adjacent to Parkhurst court. The wood has rotted in many places

and the chairs are now are a potential safety issue. Jim Roney moved (second by Doug Felkins) to have the association remove the chairs from the basin. The motion was approved by the Board. Ben Adams will make the arrangements.

-Keeping an eye on “scuff marks” in the new pavement caused by commercial vehicles when turning around in driveway after delivery. Potential for potholes, but no Board action at this time.

3. – 8602 Roberta reports an exterior door frame with wood rot that needs replacement.
 - 8603 Roberta is under renovation in anticipation of a sale of the unit. (The owner recently died.)
4. - 8727 Lough reported cracked concrete. Inspection does not show trip hazard issue (no crack over ¼” inch), needs caulking rather than replacement or patching.
 - 8721 Lough wants to replace porch light. Owner can replace in kind per past policy.
5. Nothing to report.
6. Nothing to report.
7. - 10231 Pine Glen Circle reports settlement under central A/C unit.
 - 10232 Pine Glen Circle reports settlement on portions of concrete patio and door sill.
 - 10227 Pine Glen Circle wants to add a patio step off pad.
8. -8801 Jessica Way reports sidewalk is being undermined. The Board agreed to provide topsoil and seeding to cover the opening.
 - Two drains on Pine Glen Circle are also being undermined. Repairs will be scheduled for next year.
9. – 10327 Pine Glen Circle reports broken mail box. Repair or replace as needed.
 - 10337 Pine Glen Circle reports rusted mailbox. Repair or replace as needed.
 - 10339 Pine Glen Circle reports rusted mailbox. Repair or replace as needed.

VI. Committee Reports:

A. Landscaping/Building:

1. A&L forms – A&L Form for landscaping work at 8800 Jessica Way, principally removal of three large bushes. Returned to owner for additional information.
2. The masonry work on the front entrance signage has been completed.
3. Greenscapes will have a walkthrough with Ben Adams 25 August to go over final list of work items for this fall (trees, bushes).
4. Section leaders need to get their final list of problem yard areas needing seeding to Ben ASAP for Greenscape.
5. Fence repairs are underway with painting to soon follow. Painting of roof vents will start the week of 21 August.
6. Underground water leak on Roberta Court has become major issue. Latest cost estimate is \$6,987, and that plan assumes there is sufficient room to work with other utilities in the area. Price could escalate if that assumption fails to hold true. The final total

cost is to be split proportionally between the Board and the unit owner.

7. Proposed awning regulation. Work on test case at 8731 Lough Drive under the initial draft of the regulation has been successfully completed and reviewed by the Board. After discussion the Board decided to add a stipulation to the final regulation requiring that installation be performed by a licensed contractor. On that basis Jim Roney moved that the Board proceed with release of the awning regulation, second by Bennie Drake. Motion was approved without dissent. Roger Setters will revise the draft regulation as directed and reissue to the Board and Ben Adams for action.
8. 10322 Pine Glen Circle patio settlement (see Section 7 report above). Ben Adams solicited bids to perform a replacement of the failing patio concrete and associated door sill: \$4,485. Bill Davidson moved to proceed with work, second by Roger Setters. Motion passed without dissent.
9. The Board requested that Ben Adams provide pricing for painting mailboxes, street signs, and gas lines.
10. The Board will evaluate using aluminum sheathing on door frames as opposed to painting in the future. Ben Adams will try to obtain pricing data.
11. The Board will evaluate paving needs for 2018. The remainder of Section 1 is a high probability, but will other sections need to be repaved or will simple crack sealing work as well. The Board requested that Ben Adams have Flynn Brothers provide an evaluation.
12. ATT has reappeared in the neighborhood making installations. There are still issues on what is the proper access point for this utility into individual units and confusion as to what is legal under the Associations rules. Ron Van Dyke will follow up with ATT.

B. Social:

- 27 homeowners attended the morning breakfast at Cracker Barrel on 15 August.
- 45 homeowners attended the outing at Mike Linnings restaurant
- Over 45 attended the ice cream social at the gazebo
- Concert in the Park is scheduled for 23 September, weather permitting.

C. Block Watch:

- Steve Carpenter reported that the last weekly report from Metro Police showed 26 “incidents” within 10 miles of WOG, but only one within WOG. Our incident was a vehicle burglary in Section 9.

VII. Old Business:

1. Nothing to report.

VIII. New Business:

1. No new correspondence this month.
2. Discussion on fences within WOG. There are no “illegal” or “unapproved” fences within WOG, but there are several non-conforming “grandfathered” fences that were installed prior to the acceptance of the current amended bylaws of the Association. If and when any of these non-conforming fences need replacement or major repairs, they will have to be replaced with fences that conform to the current amended bylaws.
3. Doug Felkins moved (second by Jim Roney) that the Board direct Ben Adams to begin the process of signing WOG up for the “Reach Alert System” now, rather than wait till next year. The cost less than \$2.00 per household per year. Motion passed without dissent.
4. The next Board meeting will be 22 September 2017 (one time change to the 4th Friday of the month).

XI. Adjourned: Chet Blair made a motion to adjourn. Roger Setters seconded and Ron Van Dyke adjourned the meeting at 12:10 pm.

Respectfully submitted:

Roger Setters (for Joel Dotson)