

**Woods of Glenmary Patio Homes**  
**Board Meeting Minutes**  
**21 July 2017**

I. The meeting was called to order at 9:05 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, Ron Van Dyke, Roger Setters, Doug Felkins, Bill Davidson, Joel Dotson, Jim Roney, Bennie Drake, Chester Blair and Ben Adams (site manager).

Also in attendance was Brenda Dotson, one of two other women who serve on the Welcome Committee.

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. However, there was a concern expressed that we missed our contribution to the "Reserve Off Set Fund", which is set aside for long term expenses, such as roof replacement. Ben explained that the Board had decided to replace the last roof in the neighborhood and resurface Avenel Court in section one, along with all of section two. The cost advantages of completing these two project now, outweighed putting them off to the 2017-2018 budget. Bill Davidson made a motion to approve the financial report and Doug Felkins second. The motion passed.

V. **Section Reports:**

1. Nothing to report.
2. Two pot holes on Parkhurst Court repaired and unit 10500 Parkhurst Ct. was sold.
3. Unit at 8603 Roberta Ct. is vacant, unit 10502 Broadwood Dr. has been Sold, and a new homeowner has moved into 8618 Roberta Ct.
4. Dead trees need to be removed from 8733 Lough Dr. and homeowner at 8723 Lough Dr. needs mole problem addressed.
5. Nothing to report.
6. Nothing to report.
7. Roofing shingles left at 10217 Pine Glen Circle and need to be removed.
8. Nothing to report.
9. Homeowner at 10331 Pine Glen Circle need to have spirea replaced.

VI. **Committee Reports:**

A. Landscaping:

1. A&L forms:

- 10423 Pine Glen Cir. - Plant new tree. Declined

- 10509 Parkhurst Dr. – Request Association to remove tree stump and homeowner agrees to remove concrete ring around stump. Approved
  - 8733 Broadwood Ct. - Mount TV Dish on a poll in side yard. Approved
  - 8731 Lough Dr. - Mount a Sunsetter Awning over deck. Approval conditioned on signing a document with set requirements that the homeowner must agree.
  - 10600 Avenel Ct. - Replace front yard with decorative rock. Declined
2. Greenscape has agreed to aerate and power seed individual yards in mid-September for \$175 per unit. Homeowners must pay in advance no later than 8/21/2017. Notification will be done by newsletter.
  3. Fence and roof painting scheduled late August or September.
  4. Awning Requirements will go to homeowners the next newsletter.
- B. Social:
- 20 homeowners attended the June breakfast.
  - 29 homeowners attended the July breakfast.
  - 42 homeowners attended the ice cream social.
- C. Block Watch: All is well.

**VII. Old Business:**

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

**VIII. New Business:**

- Correspondence – None
- The “Call Alert Program” was presented for Board consideration. For a nominal fee, the Board could quickly communicate with all homeowners via text messaging.
- Next Board meeting scheduled for 8/18/2017.

- XI. Adjourned:** Steve Carpenter made a motion to adjourn. Doug Felkins second. Ron Van Dyke closed the meeting at 11:05.

Respectfully submitted,

Joel Dotson