

**Woods of Glenmary Patio Homes
Board Meeting Minutes
20 October 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, Roger Setters, Ron Van Dyke, Bill Davidson (present via speaker phone), Doug Felkins, Joel Dotson, Chet Blair, and Ben Adams (site manager).

- III. **Minutes:**
The minutes of the previous meeting were read by email prior to this meeting. Roger Setters requested several changes to the minutes. The minutes were approved with the changes.

- IV. **Financial Report:**
Ben Adams provided the monthly financial report. Jim Roney reviewed the figures, and found them in order. Roger Setters made a motion to approve the report and Steve Carpenter seconded. The motion passed.

- V. **Section Reports:**
 1. Unit at 8604 Summertree is up for sale.
 2. Tree stump was removed at 10905 Parkhurst. Unit at 10509 Parkhurst is up for sale.
 3. Nothing to report.
 4. Unit at 8735 Lough Dr. has reported a water leak.
 5. Greenscape personnel are damaging fence with the weed eater at 8704 Broadwood Court.
 6. Nothing to report.
 7. Nothing to report.
 8. Two pine trees are dying and need to be replaced.
 9. The window shutters at 10339 Pine Glen Circle have warped and need to be replaced.

- VI. **Committee Reports:**
 - A. Landscaping:
 1. A&L forms – No new requests.
 2. Landscaping replacement update: 1.) Pine tree on Jessica Way was removed, plans to remove the stump and plant new tree are scheduled to occur in the next few weeks. 2.) The dead maple tree at 8717 Lough Drive will be removed and not replaced. 3.) Plant replacement will take place the last week of October, replacement trees will be planted when they arrive.
 3. Retaining wall at Lough Dr. survey/engineering: It was agreed to have Mattingly Engineering to draw up plans for the retaining wall and go out for bids. Engineering cost estimated at \$2,500 to \$3,000.

4. Proposal for covering patio door trim with aluminum vs painting update: One door was trimmed with aluminum; however, several concerns were brought up relating to the differences between doors with and without storm doors. Additional trials will be conducted to make a final decision on best course to follow.
5. Underground water leak update: 1.) Leak on Roberta Court successfully completed. 2.) A new water leak was discovered at 10431 Pine Glen Circle and repaired by homeowner for a cost of \$675.
6. Greenscape Contract Renewal: Roger Setters made a motion to renew Greenscape's contract for a new 3 year term. Doug Felkins seconded the motion and the Board **Approved** the new contract.

B. Social:

- 26 homeowners attended the morning breakfast at Cracker Barrel's.

Block Watch:

- No report.

VII. Old Business:

1. MSD did not respond to our complaint of the new bi-monthly drainage charges and billed the Association \$2,574. MSD also charged each homeowner an additional \$9 per month. The Board believes MSD is double billing us and Roger Setters (Board Member) has agreed to write a letter to MSD to challenge the charges and if they again do not respond to our complaint, the Board will seek legal counsel.
2. A representative from Pence Insurance Agency, Inc., W. Robert Detherage, spoke with the Board about advantages of a Master Policy covering the exterior of our units, which include lower insurance costs as well as better overall protection.
3. Snow removal: 1.) Markers to be placed before snowfall. 2.) Start snow removal at 4 inches. 3.) Brine will be used in the event of any icing. 4.) The following Board Members are authorized to alert Greenscapes to put down brine or start snow removal: Ben Adams, Ron Van Dyke, and Chet Blair

VIII. New Business:

1. Phone Directory: Homeowner update every six months and change format to stapled copies.
2. The next Board meeting will be 11/17/2017

- XI. Adjourned:** Roger Setters made a motion to adjourn. Doug Felkins seconded. Ron Van Dyke adjourned the meeting at 12:15 pm.

Respectfully submitted:
Joel Dotson