

**Woods of Glenmary Patio Homes
Board Meeting Minutes
22 September 2017**

- I. The meeting was called to order at 9:05 AM by Ron Van Dyke at the Gazebo in the park on Pine Glen Circle.

- II. **Attendance:**
In attendance were Steve Carpenter, Ron Van Dyke, Roger Setters, Doug Felkins, Bill Davidson, Joel Dotson, Jim Roney, Chester Blair 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. Roger Setters made a motion to approve the report and Bill Davison seconded.

- V. **Section Reports:**
 1. Nothing to report.
 2. Water company installed access boxes to Parkhurst properties. The unit at 10509 Parkhurst is up for sell.
 3. Two units sold at: 8614 Roberta Ct. and 8603 Roberta Ct.
 4. 8729 Lough Dr. sold to Sharon & Todd Moore.
 5. Nothing to report.
 6. Nothing to report.
 7. Nothing to report.
 8. 8803 Jessica Way is up for sell.
 9. Homeowners at 10331, 10333, and 10339 Pine Glen Circle had a water leak around their window after storm.

- VI. **Committee Reports:**
 - A. Landscaping:
 1. A&L forms:
 - 10221 Pine Glen Cir. – Remove wood stairs and replace with 10X12 deck. Approved
 - 10236 Pine Glen Cir. – Request to install Direct TV/Disc hook-up. Approved
 - 10333 Pine Glen Cir. – Requested to install a hot tube on enclosed patio (doctor recommended for therapeutic purposes). Any damage caused to the patio concrete will be the responsibility of home owner. Approved
 - 10307 Pine Glen Cir. – Requested to install a 36" wrought iron railing on steps. Approved
 - 8700 Lough Dr. - Requested to install wrought iron railing on steps. Approved

2. Fall trimming of bushes and magnolia bushes in the process of being completed.
3. Landscaping proposal still being evaluated.
4. Retaining wall tabled until next meeting.
5. Fence and roof vent painting – motion was made to table the painting until next spring by Roger Setters and seconded by Chet Blair. Passed
6. Painting proposal for patio trim, and gas pipes. It was decided to make it a budget item for 2018.
7. Proposal for covering patio door trim with aluminum trim as opposed to painting. Two units were selected to cover with aluminum trim and evaluated. Final decision will be made and reflected in 2018 budget.
8. Underground water leak will cost \$5,820 to bore water line to 8604 Roberta. It was the least expensive alternative to correcting the problem. Roger Setters made a motion to proceed with the project and seconded by Jim Roney. Passed
9. Proposal for asphalt paving for 2018 would finish section #1 and add section #3.

B. Social:

- 28 homeowners attended the September breakfast.

C. Block Watch: No report.

VII. Old Business:

- Roger Setters attended public review to build a car wash on the land between Rite Aid and the Child Care Center. It was opposed by public attendees because there were already three car washes in the area and the traffic congestion it would cause at the intersection. The overall consensus was that no business should be approved in this location until the intersection was improved.

VIII. New Business:

- Doug Felkins submitted a proposal to examine the benefits of a Master Insurance Policy to cover the patio exteriors as opposed to the current policy of each individual carrying their own insurance.

XI. Adjourned:

Joel Dotson made a motion to adjourn and Roger Setters seconded.

Ron Van Dyke closed the meeting at 11:30 AM.

Respectfully submitted,

Joel Dotson

