

**Woods of Glenmary Patio Homes**  
**Board Meeting Minutes**  
**17 November 2017**

- I. The meeting was called to order at 9:05 AM by Doug Felkins 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 (present via speaker phone), Doug Felkins, Joel Dotson, Chet Blair, Jim Roney, and Ben Adams (site manager).
  
- III. **Minutes:**  
The minutes of the previous meeting were read by email prior to this meeting. 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. Joel Dotson made a motion to approve the report and Roger Setters seconded. The motion passed.
  
- V. **Section Reports:**
  1. Water leak at 8621 Summertree Ln. –There currently is a dispute over who is responsible for paying for the repair. Typically, the water company is responsible for water leaks up to their meter and homeowner’s responsibility runs from the meter to their use point; however, the water meter is located in the homeowner’s house and the water company believes the leak is the homeowner’s responsibility and is refusing to fix the leak. The leak doesn’t affect the homeowner’s water bill and we side with the homeowner that the repair is the responsibility of the water company. Sections 1 & 2 are the only units that have the water meters installed inside the homes.
  2. Sale pending for 10509 Parkhurst Ct. and vent cover repair. Patio fence gate at 8700 Meadow Springs needs to be moved from current location to open facing the street and a letter needs to be sent to the current owner that the gate will have to be moved before the unit can be sold.
  3. Water leak at 8701 Broadwood Ct.
  4. Water leak at 8710 Lough Dr.
  5. Nothing to report.
  6. Shutter replacement at 10435 Pine Glen Circle.
  7. Area not seeded at 10240 Pine Glen Circle.
  8. LG&E needs to finish road repair on Jessica Way where they ran a gas line to the new subdivision.
  9. Nothing to report.
  
- VI. **Committee Reports:**
  - A. Landscaping:
    1. A&L forms – Homeowner at 8600 Roberta Ct. wants to vent a range hood to the outside. It was **Approved** to run through the

roof. It was also recommended that our roofing contractor Matt Wood do the installation.

2. Landscaping replacement update: Landscape replacement completed.
3. Retaining wall at Lough Dr: - It was learned that the wall would have to be built on LG&E easement and they would not approve. The wall will not be built. Other means of preventing erosion will be pursued.
4. Underground water leak update: New leaks at 8701 Broadwood Ct. and 8710 Lough Dr. To date, the association has spent approximately \$6,000 to fix water leaks.
5. Gutter Cleaning – Gutter cleaning will start the first or second week of December.

**B. Social:**

**Block Watch:**

- No report.

**VII. Old Business:**

1. Roger Setters contacted the head of the revenue department at MSD concerning the drainage charges. It appears that they are billing the Association and each homeowner for drainage.
2. The church has approved both the special meeting to discuss a master insurance policy for the HOA and the annual meeting (3/27 and 4/24 respectively).
3. Master Insurance packet to be prepared by Doug Felkins and distributed to homeowners prior to the March meeting.

**VIII. New Business:**

1. 2018 budget was discussed and revised. Roger Setters made a motion to accept the budget and Doug Felkins seconded. Budget **Approved**.
2. No new correspondence.
3. The next Board meeting will be 12/15/2017

- IX. Adjourned:** Doug Felkins made a motion to adjourn. Bennie Drake seconded. Doug Felkins adjourned the meeting at 11:40 am.

Respectfully submitted:  
Joel Dotson