

Woods of Glenmary Patio Homes
Board Meeting Minutes
18 January 2018

- 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, Bill Davidson, Doug Felkins, Ron Van Dyke, Joel Dotson, Bennie Drake, Jim Roney, Chester Blair, and Ben Adams (site manager).

- III. **Minutes:**
The minutes of the November 2017 meeting were read by email prior to this meeting and approved. There was no Board Meeting for the month of December.

- IV. **Financial Report:**
Ben Adams provided the monthly financial report. Jim Roney reviewed the figures, and noted that we were approximately \$17,000 over budget for 2017 due to extra paving in section #1 and replacing the last roof in section #7.

One of the Mainsource CDs of \$50,095.29 will expire 2/15/2018. Jim Roney and Chet Blair agreed to execute a search for a better rate before the CD renews.

Joel Dotson made a motion to accept the budget and proposal to negotiate a new CD rate, Roger Setters seconded.

- V. **Section Reports:**
 1. Water leak at 8621 Summertree Ln. –The water company will not repair the leak because the meters are located inside each home. This only applies to sections #1 and #2. All other sections have their water meters located in their yards. Since the leak is in a common feeder that supplies all four residents in the quad, a motion was made that the Homeowner’s Association pay 50% of the cost of repairs and the remaining balance be evenly split between each of the homeowners. Joel Dotson made a motion to approve and Roger Setters seconded. The motion passed. Kentucky Realty received a letter asking that the sewer cleanout pipe at 8604 Summertree Ln, be cut back and the area seeded. This area was dug up to replace a section of sewer pipe a few years back and the grass never came back well.
 2. Nothing to report.
 3. Roof leak around furnace vent at 8609 Roberta Dr.
The retaining wall at 8604 Roberta Dr. is showing significant erosion and will need additional maintenance.
 4. Nothing to report.
 5. Nothing to report.
 6. Nothing to report.
 7. Nothing to report.
 8. Nothing to report.
 9. Nothing to report.

VI. Committee Reports:

A. Landscaping:

1. A&L forms

- Homeowner at 8733 Broadwood Ct. - requested to vent a gas range vent to the outside, using an outside contractor other than Matt Wood. **Approved**
- Homeowner at 10227 Pine Glen Cir. – requested approval to install AT&T’s fiber optic line. **Approved**

2. Landscaping replacement update: retaining wall at 8604 Roberta Ct. complete except for minor details.

3. Underground water leak – addressed in section report.

4. Snow removal- Board feedback - no major complaints.

5. Sidewalk replacement – sidewalk at 10333 Pine Glen Circle cracked – Kingsbury Concrete will replace three broken sections. A motion to approve repairs was made by Joel Dotson and seconded by Roger Setters. Motion passed.

B. Social:

- 27 people attended the December breakfast.
- 3 people attended the January breakfast.

Block Watch:

- All was safe in the Woods of Glenmary.

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 the same drainage Charges. They claim it is their policy. Roger Setters has filed a formal challenge, for the Board, to their billing practice and we are waiting for a written reply from MSD’s Director of Operations. If our appeal is denied, we will seek an appeal from the Mayors office. We have stopped paying the Association’s drainage fee and calling for a return of \$8,000 we previously paid.
2. Master Insurance packet was presented by Doug Felkins and approved to be distributed to homeowners prior to the March meeting (after a few minor changes). Letter attached to January minutes.
3. Notice of Public Hearing scheduled for Thursday, February 1, 2018 to consider rezoning property off Old Bardstown Road between Rite-Aide and the Day Care Center for a car wash. Open to the public.

VIII. New Business:

1. Correspondence: Letters to go out to all homeowners for: (1) the regular annual meeting scheduled for April 24; (2) special meeting of the association scheduled for March 25 on the Master Insurance Policy Proposal; and (3) soliciting candidates and voting for Board Members. Ben Adams will run the materials for the special meeting letter through our legal counsel before sending it out to the residents. Kentucky Reality received a letter asking that the sewer cleanout pipe at 8604 Summertree be cut back and the area seeded. This area was dug up to replace a section of sewer pipe a few years back and the grass never came back well.
2. Waste Removal Proposals – received trash pickup proposals from our current provider, Waste Management and Republic Services of Kentucky. In comparing the two proposals the contract with Republic Services of Kentucky, would save the Association in excess of \$7,500 annually over the contract term while providing at least equivalent services. Jim Roney made a motion to accept the Republic proposal to begin upon expiration of the existing contract with Waste management. Bennie Drake seconded the motion, which then passed unanimously. The current contract with Waste Management will expire as of June 30, 2018. The new contract with Republic will begin July 1, 2018.
3. The next Board meeting will be 2/16/2018

IX. Adjourned: Ron Van Dyke adjourned the meeting at 11:31 am.

Respectfully submitted:
Joel Dotson