

Woods of Glenmary Patio Homes
Board Meeting Minutes
16 March 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 (speaker phone), Doug Felkins, Ron Van Dyke, Joel Dotson, Bennie Drake, Jim Roney, Chester Blair, and Ben Adams (site manager).
- III. **Minutes:**
The minutes of the February 2017 meeting were read by email prior to this meeting. Steve Carpenter made a motion to approve the minutes and Roger Setters seconded. Minutes approved.
- IV. **Financial Report:**
Ben Adams provided the monthly financial report. Jim Roney reviewed the figures, and noted that all was in order. It was proposed to move the Alliance CD of approximately \$102,431.44 from account number 11100 to account 10600 (Reserve account –AAFS) rather than let the CD renew itself on 4/11/18. The funds are being made available to cover paving and other major repairs taking place this year. The Association will be making several major repairs as well as finish paving Section #1 and starting Section #3. Roger Setter made a motion to accept the budget with the changes, Chet Blair seconded and the motion was approved.
- V. **Section Reports:**
1. Nothing to report.
 2. The detention area between section #2 and section #4 needs to be cleaned up. Homeowners have used this as a picnic area, which doesn't violate any restrictions: however, chairs and table have been left in the and haven't been maintained and need to be removed.
 3. Nothing.
 4. Curve and several mail boxes need to be repaired.
 5. Someone drove through several yards damaging the grass.
 6. 10427 Pine Glen Circle, tree roots exposed, causing grass to die and creating erosion.
 7. 10217 Pine Glen Circle has been sold.
 8. 10249 Pine Glen Circle shutters need to be repaired or replaced.
 9. The road drain at the bottom of Pine Glen Circle near the MSD lift station has sunken down and presents a tire hazard to drivers and needs to be repaired.

VI. Committee Reports:

A. Landscaping:

1. A&L forms

- Homeowner at 8709 Broadwood Ct. – Made a formal request to install new patio storm door, white, see through. **Approved**
- Homeowner at 10300 Pine Glen Circle – Made a formal request to install satellite dish. **Approved**

2. Underground water leak – The water leak reported at 10213 Pine Glen Circle turned out not to be leaking.

3. Paving Time Frame - Will take place sometime after June 1st. – Finish paving Section #1 and pave 10500 and 10502 Broadwood Rd. for a total estimated cost of \$60,720.

4. Painting - \$10,000 set aside to paint Stop Signs, Street Signs, Vent Pipes, Mail Boxes, Shutters, and Gas Meter Pipes. Work scheduled for the month of June.

5. Install Aluminum trim around patio doors to move forward.

VII. Social:

- 19 people attended the February breakfast.
- Sandra Burnett has agreed to serve as Social Committee Chairman for the 2018 period.

Block Watch:

- All was safe in the Woods of Glenmary.

VIII. Old Business:

1. MSD Drainage Fee Dispute – To date, the Board has heard nothing back from MSD or Councilman Engle’s concerning our complaint.

2. Master Insurance moving forward.

3. Other – Budget for trash removal will not change; however, the savings will start to show up after Republic Services of Kentucky takes over in July of this year.

IX. New Business:

A. Correspondence: Ky Realty sent a letter to the owners at 8617, 8619, 8621, & 8623 Summertree Lane informing them of the cost split among them and the Association for the repair to the leak in the waterline to their building.

B. At the annual general meeting of the Association on 24 April four Section (1, 5, 6, & 8) will have elections for Board members with expiring terms. Nominations for candidates are due to Ben Adams by 23 March. Incumbents in Sections 5 and 8 are definitely NOT seeking re-election. Absent extenuating circumstances, the new Board will elect its officers (President, Vice- President, Secretary, & Treasurer) at the 24 April meeting after the voting has been certified and new board members elected.

C. Upcoming Association special meeting on 3/27/2018 over proposed bylaws change allowing for a change in insurance coverage within the community.

D. The next Board meeting will be 4/20/2018

- X. **Adjourned:** Jim Roney moved to adjourn, which was seconded by Roger Setters. seconded and Ron Van Dyke adjourned the meeting at 11:32 am. The vote to adjourn at 1:10 PM was unanimous.

Respectfully submitted:
Joel Dotson