

Woods of Glenmary Patio Homes Board Meeting Minutes 20 July 2018

I. The meeting was called to order at 9:05 AM by Chet Blair 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, Sandra Burnett, Holger Beckman, Chester Blair, and Ben Adams (site manager).

Note: Voting approved Steve Carpenter as ad hoc Secretary and Doug Felkins as vice president and treasurer.

III. Minutes: The minutes of the June 2018 meeting were read by email prior to this meeting. Roger Setters made a motion to approve the minutes and Chet Blair seconded. Minutes approved.

IV. Financial Report:

Ben Adams provided the monthly financial report. We are over budget in sidewalk and patio management due to a recent influx of problems.. The financial report was reviewed by the Board members and found to be in order. Roger Setters made a motion to approve and Doug Felkins seconded. The financials were approved.

V. Section Reports:

1. 8621 Summertree with leak repairs needs yard refinished.
2. Complaint about patios reference Greenscapes (resolved). Bushes not trimmed inside fence (they will not be trimmed by HOA inside fence).
3. 8601 needs new flag on mailbox (repaired). 8611 has water leak. 8608 has curb damage, possibly caused by Republic? (we will stay alert to this potential problem)
4. No new items.
5. No new items.
6. Vacant position.
7. Request for patio repair update.
8. 10251 PGC needs windows caulked; 10300 PGC rear patio door is decaying and needs repair.
9. Sprinkler system at park area not operating all the time.

VI. Committee Reports:

A. Landscaping:

1. Work to cover trim continues.

2. Paving of Section 1 and 3 approved and will commence August 13-16.
Roger Setters recommends section 3 paving, Sandra Burnett seconds, voting approved.

3. Bush replacement still in progress
4. 10401 PGC and 8702 Summertree sidewalks need repair/maintenance. Roger Setters recommended begin job, Steve Carpenter seconded. Voted and approved.

B. Social:

25 people attended the June breakfast. Ice Cream social good. Sandra recommends that board members attend some of the functions.

C. Block Watch: Packages being stolen from porches, everyone should remain alert.

VIII. Old Business:

1. MSD drainage fee, no update.
2. Homeowner proof of insurance, need to put out a newsletter to emphasize and make this part of the annual meeting information package.

IX. New Business:

1. Correspondence, none.
2. Next board meeting 8/17/2018 at 0900 am.

X. Adjourned: Chet Blair moved to adjourn, and seconded by Roger Setters. Chet Blair adjourned the meeting at 11:52 am.

Note: Midway through the meeting we were given an in depth brief on the Reserve Study Draft for the WOG patio homes by Mr. Brent Eckhart. We provided input to further refine the data analysis in order to more efficiently formulate future budgets.

Respectfully submitted: Stephen Carpenter