

# Woods of Glenmary Patio Homes

## Board Meeting Minutes

April 19, 2019

### I. Meeting:

The meeting was called to order at 09:05am by Chet Blair at the Republic Bank of Fern Creek Meeting Room on Bardstown Road

### II. Attendance:

In attendance were (✓):

Section 1: Steve Carpenter ✓

Section 2: Roger Setters ✓

Section 3: Bill Davidson ✓ (via phone)

Section 4: Doug Felkins ✓

Section 5: Sandra Burnett

Section 6: Barbara Reasor ✓

Section 7: Bennie Drake ✓

Section 8: Holger Beckmann

Section 9: Chester Blair ✓

Ky Realty Ben Adams Site Manager ✓

### III. Minutes:

The minutes of the March 2019 meeting were read by all. A motion to approve the minutes was made and seconded. The minutes were approved by the Board.

### IV. Financial Report:

Ben Adams presented the monthly financial report. The Financial report was reviewed by the Board members and found to be in order. A motion to approve the financial report was made and seconded. The financials were approved by the Board.

### V. Section Reports:

1. Nothing to report.
2. - 8700 Meadow Springs Drive – The crack in her porch has widened considerably since last year. She would like the crack sealed in some manner to prevent water infiltration.  
- 8703 Meadow Springs Drive – Family member caught mulch on fire with a cigarette. The fire also consumed the spiraea bush. Section rep informed them they would need to contact their homeowner's insurance company for the repair/replanting.

- 10600 Parkhurst Court – The bush at the back door looks like it is having serious issues. Greenscapes advised waiting a couple of weeks to see if it comes back.
  - 10600 Parkhurst Court – The spiraeas along the front porch will be replaced with boxwoods when other plant material in the neighborhood is replaced.
  - 10603 Parkhurst Court – Homeowner said they are getting water into their sunroom and it appears to be coming from the location where the roof over the sunroom adjoins the chimney.
  - 10603 Parkhurst Court – Thought the new tree had died. Greenscapes checked a few days later and found buds. Looks like the new tree was just a bit slow coming out this year.
3. - 8609 Roberta Court – Problem reported with furnace vent going through roof. Believe the problem has been corrected. Will wait until after next rain to ensure everything is ok and then the pipe will be painted.
    - Ben reported he talked to the manager of the car wash construction. They will be back to redo the area where they tied into the sewer on Roberta Court.
  4. Nothing to report.
  5. 8706 Broadwood Court – Homeowner is unhappy with the state of her front yard. The board tabled the motion in order to discuss at the next board meeting when homeowner is present.
  6. Nothing to report.
  7. Nothing to report.
  8. Reported that a berm had been constructed on Jessica Way between WOG and new subdivision. Additional info covered in the Landscape Committee report.
  9. Nothing to report.

## **VI. Committee Reports:**

### **A. Landscaping:**

#### **1. A&L Forms**

- a. 8710 Broadwood Court – requested approval to add poured curbing to her landscaping. Request approved.
2. Approved proposal from Flynn Brothers for adding additional curbing, patching catch basin repair. Estimate from Flynn was \$13,216.
3. Approved proposal from Kingsbury to repair sidewalk and lower stoop on Lough Drive. Estimate from Kingsbury was \$2,950.
4. Approved proposal to replace one of the backflow valves for the irrigation system. Estimate from Greenscapes was \$238.25.
5. Kingsbury will break up and repour, at their expense, the concrete poured at 10333 Pine Glen Circle as the coloring is strange and doesn't look good. Homeowner is having them also repour the remaining two sections at his expense so the color coordinates.

6. Will include 10301 and 10303 Broadwood Drive in the paving estimate.
  7. Approved proposal from LIBS Paving Company to pave Lough Drive plus the above 2 driveways in 2019. Estimated cost will be \$68,500 + cost for the 2 Section three driveways.
  8. Approved proposal from Greenscapes to repair/replace plant material and issues identified in the March walkthrough. Also added replacement of spiraeas at 8704 Broadwood Court with Nandinas. Estimated cost will be \$11,000 with the addition of 8704 Broadwood Court plantings.
  9. The board began discussion on shrub trimming for 2019. Discussion was tabled until May meeting.
  10. Jessica Way Berm – Ben is waiting on a response back from the code enforcement officer (Alan Porter), to see what the City's response is prior to implementing any next steps.
- B. Social
1. 18 people attended the breakfast at Cracker Barrel in April 2019.
- C. Block Watch
1. No issues

## **VII. Old Business:**

- A. MSD update – Nothing to report. Will invite Representative Engle to attend a board meeting so we can discuss the situation and our planned next steps.

## **VIII. New Business:**

- A. Correspondence – None
- B. Sandra Burnett asked if the Board would pay for the meat at the May 18<sup>th</sup> LUNDER Pot Luck in the park. The board said yes if the cost falls within the Social Committee budget.
- C. Next Board Meeting – May 17, 2019

## **IX. Adjourned:**

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 10:19am.

Respectfully submitted by: Barbara Reasor