

# Woods of Glenmary Patio Homes

## Annual Meeting Minutes

April 25, 2019

### I. Meeting:

The meeting was called to order at 07:04PM by Chet Blair at the Trinity World Outreach Center on Seatonville Road in Fern Creek, KY. Also, in attendance were the following board members (✓):

Section 1: Steve Carpenter

Section 2: Roger Setters ✓

Section 3: Bill Davidson

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 ✓

### II. Quorum:

Barbara Reasor, Acting Secretary, announced that between those owners present and proxies combined, there was a quorum of 57 lot owners. She further provided that the residents were properly notified by mail of the date, time and location of the meeting. Therefore, the meeting could proceed.

### III. Minutes:

A motion was made and seconded to dispense with the reading of the minutes from the 2018 Annual Meeting and to approve as written. The motion was approved by the attendees.

### IV. Officer/Committee Reports:

- A. President – Chet Blair – Introduced the current board members and sent out a special thank you to all former board members for all their work on the board. He also presented an overview of 2018 accomplishments and issues.
- B. Social – Sandra Burnett – Provided a review of planned 2019 activities
- C. Building/Grounds – Bennie Drake – Discussed the walkthrough of the properties by the board members and stated that a replacement list has been developed to address dead plants in the neighborhood.
- D. 2018 Year in Review – Ben Adams – Discussed major projects and budget items encountered in 2018. They include patio/sidewalk replacement, underground leaks, asphalt paving, tree/plant replacement, tree removal/trimming, painting and patio door trim, in addition to the normal day-to-day expenses.
- E. 2019 Budget – Ben Adams – Discussed planned major projects for 2019. They include asphalt paving for section 4 (plus 2 houses in section 3 that were not paved in 2018), asphalt curbing replacement, asphalt patching on Pine Glen Circle, painting (trim around the front door and the bottom of the columns), masonry chimney caps & stacks to be inspected and repaired, and

landscaping. In addition, Ben explained our intent on putting monies in the reserve fund to use for future projects.

## **V. Election of Board Members**

- A. Only one candidate per section ran for the position of board representative. Those sections were 2, 3, 4, 7, and 9
- B. A motion was made and seconded to approve the candidates by acclamation. The motion was approved by the attendees.
- C. Elected board members are as follows: Section 2 – Roger Setters, Section 3 – Bill Davidson, Section 4 – Gary Thomas, Section 7 – Bennie Drake, and Section 9 – Chet Blair
- D. Subsequent to the meeting, the new Board elected officers. They are as follows:
  - i. President – Chet Blair
  - ii. Vice President – Bennie Drake
  - iii. Treasurer – Roger Setters
  - iv. Secretary – Barbara Reasor
- E. Subsequent to the meeting, Roger Setters indicated that he could not serve on the board this term. The Section 2 board representative position is now vacant and a new Treasurer will be elected.

## **VI. Old Business:**

- A. MSD billing issues – Roger Setters explained the issues and costs associated with the MSD billing. He also explained next steps, including discussing the issues with Representative Engle. We have been dealing with the issues since 2016 and to date have not had a satisfactory response from MSD.

## **VII. New Business:**

- A. Paving – Section 4 will be paved this year. We are comparing bids right now and will decide on companies shortly.

## **VIII. Open Discussion:**

- A. *Janet Smith/10300 Pine Glen Circle*
  - i. Doesn't have curbing at her house. She can't get grass to grow and believes it is an erosion issue.
- B. *Dennis Schmidt/8735 Lough Drive*
  - i. Roofing issues (caps blew off) – believes the HOA should pay to have them replaced.
  - ii. Suggested hiring a handyman to do work around the neighborhood
  - iii. Want to be notified when Greenscapes is going to replace plant material
- C. *Jim Mallory/8718 Broadwood Court*
  - i. He has inside ceiling damage from a leak and wanted to know why the HOA wouldn't pay to fix. Explained he needed to contact his insurance agent.

- ii. Concerned that he cannot put grass clippings in the trash can – Explained that this is a Louisville City/Jefferson County Ordinance, not a Republic rule.
  - iii. Want to get Greenscapes to use mulching mowers so there are not so many grass clippings.
- D. *Joel Dotson/8733 Broadwood Court*
  - i. Thanked the board for their efforts
- E. *Lonny Wolf/8704 Lough Drive*
  - i. Has a maple tree that the roots are close to the house foundation. Wants to know what can be done about it.
  - ii. The curbing in front of her house is crumbling/has been since it was installed.
  - iii. The street signs, especially the ones in the front of the neighborhood, need to be cleaned.
  - iv. There is mole activity along the sidewalk at the front entrance to the neighborhood.
- F. *Debra and David Cheser/10246 Pine Glen Circle – Reported by L. Wolf via Proxy*
  - i. They have tree root issues in their yard that need to be evaluated.
- G. *Judy Cox/8701 Lough Drive*
  - i. Said we need better decorations, especially for Christmas, at the entrance
  - ii. Asked her to consider leading a decorations committee.
- H. *Larry Lewis/10403 Pine Glen Circle*
  - i. Stated that the contract with Greenscapes calls for a mulching blade. Board will reevaluate the contract and discuss with Greenscapes.
  - ii. Greenscapes is not cutting the grass in the cul-de-sac off Pine Glen Circle next to the Reserve. The board will discuss with Greenscapes.
  - iii. Stated that the Woods Brothers contract for roofing was supposed to have a 30-year warranty for both labor and materials. Wanted to know why we were not using Matt for repairs. Ben Adams stated that Matt wouldn't return phone calls when contacted so he had to call other vendors. The board will review the Woods Brothers contract again to determine any recourse.
- I. *Gary Thomas/8723 Lough Drive*
  - i. Complimented the board on their work.
  - ii. Said he was looking forward to serving on the board.
- J. The board will add all the above comments to the agenda of the May 2019 meeting and the meeting minutes will reflect the disposition of each.

## **IX. Adjourned:**

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 08:15PM.

Respectfully submitted by Barbara Reasor