

Woods of Glenmary Patio Homes

Board Meeting Minutes

May 17, 2019

I. Meeting:

The meeting was called to order at 9:04am 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: Vacant

Section 3: Bill Davidson ✓

Section 4: Gary Thomas ✓

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

The minutes of the April 25th, 2019 Annual Meeting were read by all. A motion to approve the minutes for posting to the website was made and seconded. The minutes were approved for posting 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. No report.
3. Nothing to report.
4. 8725 Lough Drive – Garbage truck leaking hydraulic fluid - *resolved*/downed tree limbs - *resolved*/mole tunnels – *reported to Animal Ridders*.
8700 Lough Drive – Grass damage on slope – *reported damage to Greenscapes*.
8710 Lough Drive – Reported mold on white fence and aluminum on our street/*Cleaning of fencing and siding is the homeowner's responsibility*.

8717 Lough Drive – Dead or dying shrubs with weeds growing in them – *resolved.*

8721 Lough Drive – Concerned that the grass is cut too high – *Greenscapes is cutting the grass at the height specified by the Board (4 inches).*

8734 Lough Drive – Big rock in her yard needs to be put back in place – *Ben is addressing.*

8730 Lough Drive – Frustrated about her roof leak and the damage it caused – *Interior repairs are the responsibility of the homeowner.*

5. 8710 Broadwood Court – Crack in patio, not a tripping hazard but homeowner would like it patched so he can paint it - *Ben will write a work order to caulk the crack, however, the homeowner needs to submit an A&L form prior to painting any concrete. Painting concrete adds expense to the maintenance of the unit.*

8729 Broadwood Court – Complaint about neighbors parking in the overflow as it faces his bedroom – *Two Board members have not seen any cars parked in the overflow area. They will continue to monitor and notify Ben if a letter needs to be sent.* Also upset because 8719 Broadwood Court has a commercial van in the driveway – *Ben will send a letter to the homeowner.*

6. 8727 Broadwood Court – (a.) Wants to know who replaces damaged screens for the windows. He has 4 in the front of his house that the bottom 3 inches of the screen is gone – *The screens are part of the windows and are the responsibility of the homeowner to repair or replace.* (b.) Has a few boards on his deck that may need to be replaced, thinks they at least need to be checked. Also has a few boards on the deck that need to be worked on where the nails have popped up. (c.) The shutters on the walkout side of his home are warped and a couple of the corners have pulled away from the wall, looks like the screws may have popped out or the shutters pulled through. – *Ben has written a work order to have the deck boards checked and repaired/replaced as necessary, as well as the shutters.*

10431 Pine Glen Circle is for sale

7. Nothing to report.

8. 10302 Pine Glen Circle – needs the gutters cleaned – *Ben will inform Rapp.*

10303 Pine Glen Circle is for sale.

9. 10339 Pine Glen Circle – tree removed, needs stump removal and white pine replacement – *Ben will inform Greenscapes.*

10335 Pine Glen Circle – Drainage issue – *Ben will call the contractor.*

Complaints about excessive weed edging – cut into dirt instead of level with grass near curbing.

Complaints about not using perennials at entrance of HOA to reduce recurring costs – *There is a cost associated with using perennials: 1.) They are more expensive than annuals. 2.) They need to be tended and that can be labor intensive, i.e., plant food, trimming and winterizing, all at a cost the HOA would incur, and 3.) The annuals planted in the front usually bloom all season until*

frost. Perennials typically have a very short blooming season unless multiple plants with different blooming times are planted.

Tree missing in park near walking circle, needs replacement – *Ben will contact Greenscapes.*

VI. Committee Reports:

A. Landscaping:

1. A&L Forms
 - a. 8704 Lough Drive – Wants to add a HVAC unit to their sunroom. This A&L was approved pending Gary Thomas's review and discussion with the homeowner
2. Gutters have been cleaned, but Ben will follow up with Rapp to take care of gutters at 10302 Pine Glen Circle.
3. Greenscapes landscaping list – Ben is waiting for conformation that all the work has been completed.
4. Paving – After a second review of the Flynn Brothers and LIBS proposals, the Board approved the bid from Flynn Brothers to pave Lough Drive.

B. Social

1. 13 people attended the breakfast at Cracker Barrel in May.
2. The Lunder Potluck supper to celebrate Armed Forces Day was Saturday, May 18th at 4:00pm in the park. 17 People attended the supper. Special thanks to Sandra for all her efforts.

C. Block Watch

1. No issues

VII. Old Business:

- A. MSD update – The attorney has contacted MSD again. Still no satisfactory resolution. The Board decided to proceed with the lawsuit against MSD and the Louisville City Council.
- B. Berm on Jessica Way update – Letter from our attorney has been sent. No response from the developer. A second letter will be sent with a deadline for the developer to respond or we will take him/her to small claims court.
- C. Resolution of items from the annual meeting
 - i. Janet Smith/10300 Pine Glen Circle – Board members reviewed her complaint and determined she does not have an erosion issue; therefore, concrete curbing will not be added.
 - ii. Dennis Schmidt/8735 Lough Drive – Roof caps/A committee (Sandra, Holger and Gary) has been formed to review the issues of damage versus maintenance, who is financially responsible, and if there are alternatives. Handyman/Rapp Associates does that kind of work around the neighborhood at Ben's direction. Greenscapes notification of work – The board does a

walkthrough for plant replacement in early spring and late fall. Work to replace dead plants usually occurs shortly after the walkthrough. Exact timing is determined by Greenscapes based on their schedule.

- iii. Jim Mallory/8718 Broadwood Court – Interior damage is the homeowner's responsibility and suggest he contacts his insurance agent.
- iv. Lonny Wolf/8704 Lough Drive – Ben will have Rapp spray clean the street signs. Two board members looked at the curbing in front of her house. While it is flaking some, it is not crumbling/falling apart (there are sections on Pine Glen Circle that look the same). The board will continue to monitor the curbing, but do not believe it needs to be replaced at this time. The tree roots were looked at. At this time, the board does not believe the tree needs to be removed. However, if the homeowner wants to have the tree removed at their expense, they can submit an A&L form requesting the removal and indicating what, if anything, they would put in its place.
- v. Debra & David Cheser/10246 Pine Glen Circle – The tree roots were looked at. At this time, the board does not believe the tree needs to be removed. However, if the homeowner wants to have the tree removed at their expense, they can submit an A&L form requesting the removal and indicating what, if anything, they would put in its place.
- vi. Judy Cox/8701 Lough Drive – Sandra and Judy will work together to update the Christmas decorations.
- vii. Larry Lewis/10403 Pine Glen Circle – Mulching blades – Greenscapes is using mulching blades. The board discussed cutting grass in the cul-de-sac with Greenscapes. The board requests Mr. Lewis let us know in the future if Greenscapes fails to cut the grass there so it can be immediately addressed. Wood Brothers contract – after reviewing the contracts, the roofing warranty is with individual homeowners, not the board. Therefore, individual homeowners would have to deal with the Wood Brothers on warranty issues. The board agreed Ben should continue to call EPIC since Matt Wood hasn't returned phone calls or showed up to do work.

VIII. New Business:

- A. Section 2 Representative
 - a. Roger Setters resigned as Section 2 representative.
 - b. No volunteers from Section 2 to date to replace him.
 - c. This position must be filled by someone from Section 2 per our CCR's. Until someone in Section steps forward, Section 2 will not be represented on the Board.

- d. Gary Thomas will replace Roger on the Landscape Committee.
- e. Chet Blair will talk to Bennie Drake about Treasurer replacement.
- B. Correspondence – None
- C. Next Board Meeting – June 21, 2019.

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 12:34pm.

Respectfully submitted by Barbara Reasor