

Woods of Glenmary Patio Homes

Board Meeting Minutes

June 21, 2019

I. Meeting:

The meeting was called to order at 9:47am by Chet Blair at the Republic Bank of Fern Creek Meeting Room on Bardstown Road

II. Attendance:

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 May 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. No report.
3. Nothing to report.
4. 8407 Lough Drive – A/C unit installed as approved. Homeowner is very appreciative of Ben for giving her an alternative vendor.
8701 Lough Drive – concerned about what appears to be Johnson grass spreading in the common area in front of her house.
Several Lough Drive residents complained about bare spots in the grass.
5. Nothing to report.
6. 10211 Pine Glen Circle – did not mow in common area from the drainage ditch to the fence. Ben called Greenscapes and mowing was completed before they left the neighborhood.

10216 Pine Glen Circle – Thought there was mold on the pine tree by their deck. Was concerned that the tree might be dying. Ben talked to Greenscapes and the owner came by and said the tree was fine and what they were seeing was normal. Big thanks to Ben and Greenscapes for checking so quickly. The Lanes were very relieved.

7. Nothing to report.

8. No report.

9. 10403 Pine Glen Circle – Loose shutter and loose dryer vent on backside of house needs to be repaired – Ben to coordinate for repair. Requested that his dryer vent be cleaned – Informed him that cleaning the dryer vent is the responsibility of the homeowner.

10335 Pine Glen Circle – hole has formed by drain and is getting worse, needs to be addressed.

10339 Pine Glen Circle – tree stump still needs to be removed and a new tree installed. – Ben will ask GreenScapes

Walking track – tree still needs to be replaced – Ben will ask GreenScapes

10325 Pine Glen Circle – any update on the magnolia that was cut down – Ben has sent a letter requesting payment within 30 days. Homeowner, after some discussion, agreed to pay for the magnolia he cut down but requested something other than a magnolia be planted there. Ben will work with him to find something more suitable for that location.

VI. Committee Reports:

A. Landscaping:

1. A&L Forms

a. 10305 Pine Glen Circle – Requested approval to remove 9 bushes and replace with 9 boxwoods at his expense – Request was approved by the board.

b. 8725 Lough Drive – Requested approval to add a roof over the deck and screen in the deck – The A&L was sent back to the homeowner for more detailed plans on the screening that they proposed.

2. Approved a bid to pressure wash the gazebo (\$485.00). Per Sandra, Derby Pressure Wash did a great job.

3. Paving, for Lough Drive, is scheduled for the third or fourth week in July – weather permitting. As we get closer, Ben will send out notices.

4. Leaking dormers/roofing contractor – there are 5 dormers that need to be reworked. Ben will use a siding contractor to do this work. Also, we will begin using a new roofing contractor – Highland Roofing.

5. Maintenance Subcommittee report – After a detailed review of the CCR's and bylaws, the subcommittee recommended leaving them as

they are currently written. They also recommended defining “maintenance” as it is used to build the budget, i.e., a list of common maintenance items that we consider when building the budget.

6. Other:

- No Turn Around signs (reflective, 12-18 inches) approved for order(\$200)
- The Gazebo is available for parties. Just call Sandra Burnett (502-500-9861) with a date to reserve.

B. Social

1. 17 people attended the breakfast at Cracker Barrel in June.

C. Block Watch

1. No issues

VII. Old Business:

- A. Section 2 Board Member – We did not receive any volunteers to replace Roger Setters as Section 2 representative, so the position will remain vacant.
- B. Chet Blair and Barbara Reasor will draft a letter, over the next 60 to 90 days, to all homeowners asking for input in how to solve the problem of lack of section representatives on the board. The board believes this problem is going to get worse over time. As mention above, Section 2 is not represented on the board and many of the current board members only agreed to serve because no one else in their section would. If or when they decide they no longer want to serve on the board, we could be in a very serious situation in terms of decision making and Woods of Glenmary oversight.
- C. Berm on Jessica Way – The berm has been removed and the area leveled off.
- D. Treasurer – Gary Thomas agreed to serve as Treasurer for the Board.
- E. MSD Update – Roger Setters attended the meeting and gave us an update. Nothing has changed. MSD is still assessing a drainage fee based on an areal view of the subdivision. Our lawyer is continuing to pull paperwork together and prepare documentation to file a lawsuit. At this time, the Board agreed to proceed with the lawsuit. The Board also voted to begin putting monies in reserve to pay the MSD assessment if we are not successful in the lawsuit. It will become a line item in the budget so all residents can see the amount and its effect on our overall budget and fees.

VIII. New Business:

- A. Correspondence – Ben Adams received a final copy of an Independent Accountant’s Review Report of the Woods of Glenmary. Homeowners can contact Kentucky Realty for a complete paper copy, or a summary will be added to the website.

- B. Homeowner at 10251 Pine Glen Circle reported a drainage issue that needs to be resolved.
- C. A question was raised about “majority rules” voting. Since Section 2 is not represented on the board, the President doesn’t vote (except in the case of ties) and Kentucky Realty doesn’t vote, there are only 7 voting board members, if all are present. The board discussed and voted to continue to use majority rule when issues arose that required a vote.
- D. Next Board Meeting – July 19, 2019 at 9:00am

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 11:01am.

Respectfully submitted by: Barbara Reasor