

# Woods of Glenmary Patio Homes

## Board Meeting Minutes

July 19, 2019

### I. Meeting:

The meeting was called to order at 9:06am 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 June 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. Section 1 rep and neighbors think this is the best yardwork we have seen in years. The edging is perfect, and the grass is thicker than we've seen in years. Don't understand complaints about the lawns.
2. No report.
3. Nothing to report.
4. 8707 Lough Drive – Needs fill dirt and seeding by her sidewalk due to the drop off – discussed with Ben and agreed to wait until the fall. Gutter over her garage door is sagging and leaking – Ben reported the gutter to Highland Roofing on June 28<sup>th</sup> and will prompt them again.
5. 8712 Broadwood Court – Leak reported, and Ben is aware of the situation.

6. 10435 Pine Glen Circle – has a leak in a corner where 2 gutters meet by her patio – has already been repaired.  
10435 Pine Glen Circle – wanted to know if the Board would be interested in putting up a Little Library in the neighborhood. She has a friend who makes the unit and would provide it for free. After much discussion, the board decided not to pursue putting up a Little Library in the neighborhood. The board does want to remind everyone that because we are so close to Bullitt County, folks can get a library card at the Mt. Washington Library.
7. Nothing to Report.
8. Concerned about overhanging tree limbs throughout the subdivision – Decided to table this issue until the August meeting. Will have an in-depth discussion of overhanging limbs, dead limbs and branches on roofs. Preliminary plan is to do all trimming late fall/early winter, once the leaves are off the trees and it is easier to determine which trees need to be trimmed. It was suggested that all board members look around their sections and get an idea of what needs to be trimmed.  
10251 Pine Glen Circle – The drainage issue will be addressed.
9. 10335 Pine Glen Circle – sinkhole still needs to be addressed – Ben will follow up  
Pavilion area – sprinklers need to be verified as working on timers – have not seen them in use yet - Ben will follow up. In addition, Ben will have an electrician change out the 3 ground fault plugs at the electrical panel that supplies the gazebo and sprinkler system. He will also have them install a cover on the panel.  
Received two complaints about the grass being cut too short – need to verify blade height of four inches – Ben will follow up with Greenscapes.

## **VI. Committee Reports:**

### **A. Landscaping:**

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

- a. 8725 Lough Drive – Requested approval to add a roof over the deck and screen in the deck – The A&L was resubmitted with more detail on design and materials. The A&L was approved by the board with the understanding that the homeowner is responsible for all maintenance except the shingles.

#### **2. The four concrete benches on Broadwood Drive will be removed.**

### **B. Social**

1. The wine and cheese social is scheduled for July 27<sup>th</sup> at 7:00pm at the gazebo.

### **C. Block Watch**

1. No issues

## **VII. Old Business:**

- A. Section 2 replacement – Two volunteers came forward to represent Section 2, Laurel Walls and William Mills. The board wants to thank both Laurel and William for coming forward. Laurel Walls had volunteered first and the board voted to extend an invitation to her to join the board in September. Chet Blair will call both – Laurel to inform her of the invitation and William to thank him for volunteering. Subsequent to the board meeting, Chet did call Laurel Walls and extend an invitation to join the board. She has accepted and will assume the role effective September 1, 2019. Chet also invited her to attend the August meeting.
- B. MSD issues – According to Roger, the engineering drawings Gary provided are the site development plans that Roger had been looking for. Electronic and paper copies have been made to ensure the HOA always has access to these documents. Also, will ask homeowners in the August newsletter if anyone has copies of the plans for the patio home units. Plans are to continue to pull paperwork together for the lawsuit. Roger Setters also plans to try to set up a meeting with MSD to discuss the newly discovered site plans and see if MSD would be willing to discuss in more detail.
- C. Paving – Flynn plans to begin paving Section 4 (plus 10301 and 10303 Broadwood Drive) on Monday, July 22, 2019. A notice has gone out to Section 4 (plus 2) residents with a detailed schedule. A Reach Alert will go out this weekend.

## **VIII. New Business:**

- A. Correspondence – The annual letter requesting proof of insurance went out to all homeowners.
- B. For Sale Sign Discussion – In the CCR's and by-laws it clearly states that only one *For Sale* sign is allowed in the neighborhood per unit. The only exception is on the day of an open house where a second sign can be put up that morning but must be removed by sundown.
- C. Next Board Meeting – August 16, 2019

## **IX. Adjourned:**

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 10:37am.

Respectfully submitted by Barbara Reasor