

Woods of Glenmary Patio Homes

Board Meeting Minutes

September 20, 2019

I. Meeting:

The meeting was called to order at 09:10am 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: Laurel Walls ✓

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 August 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. The Board will begin budget discussion at the next meeting with the goal of having an approved budget by the end of November.

V. Section Reports:

1. Nothing to report.
2. Nothing to report.
3. Nothing to report.
4. Nothing to report.
5. 8714 Broadwood Court – Homeowner has a gap in the door between the garage and the house. Homeowner had called Ben about it. The gap was in the pedestrian door leading from the garage into the house. Ben gave her the name of a handyman that could install some weather-stripping. The homeowner was going to call him.

6. 8733 Broadwood Court - Homeowner sent in a request to Ben that the Bradford Pear, that had lost a limb in the ice storm be removed. Ben told him he would send Greenscapes out. He also told him that the tree would be replaced with an ornamental (dogwood, redbud or a Japanese maple) sapling. The tree was removed; however, Mr. Dotson was not happy with the replacement options or size. He wanted the HOA to replace with a comparable sized pin oak or king maple. I told him that our policy was to replace any removed tree with a sapling, plus both the oak and maple would grow too big for the area. Mr. Dotson was supposed to get back to Ben with his decision on the replacement. *Update – Mr. Dotson is working with Greenscapes to find a suitable replacement tree that complies with our policy.*
10211 Pine Glen Circle - One or two pieces of siding between the garages have been pulled away from the house. Work to put the siding back in place is complete.
7. No report.
8. No report.
9. Nothing to report.

VI. Committee Reports:

A. Landscaping:

1. A&L Forms
 - a. Nothing submitted in August.
2. Flagpole decision – The board discussed displaying the American flag by homeowners. The board adopted the policy that a stand-alone flagpole in the yard would not be approved by the HOA. However, if the proper A&L form is submitted, the board will approve placing a bracket on the front fascia of the brick veneer at the front of the unit so an American flag can be flown. This would be done at the homeowner's expense.
3. Chimney repair – Ben received a quote on repair work for the brick chimneys in Sections 1,2,3 and 4. Plans are to do the work in 2020 and include the cost in the 2020 budget.
4. All damage, including mailbox damage, incurred during paving should be finished the week of 9/23
5. Painting of all front door trim and base of columns that needed it has been completed. Windows were caulked; however, Ben has asked the contractor to go back and recheck to ensure nothing was missed.
6. Tree trimming/landscape replacement – Ben has asked Greenscapes to provide an estimate. In addition, he will ask Greenscapes to check the pine trees in the park area that are leaning. The board has requested that the Landscape Committee develop a communication to the neighborhood about bushes and shrubs. Because of the drought this

year, we are expecting to lose a lot of bushes and shrubs and replacing them will have a significant impact on the 2020 budget.

B. Social

1. 13 people attended the breakfast at Cracker Barrel in September.
2. 17 people attended the Concert in the Park in September.
3. Several folks in the neighborhood decided to have a yard sale on Saturday, September 21, 2019 beginning at 8:00am.

C. Block Watch

1. No issues

VII. Old Business:

- A. MSD update – to date, the response from MSD has been unacceptable. They will only consider our concerns if WOG hires an active registered professional engineer to complete the paperwork that documents the currently installed detention facilities. We will get an estimate on how much that will cost, then plan on next steps. If you have any questions or would like more information, please contact Ben Adams.

VIII. New Business:

- A. Correspondence – None.
- B. Next Board Meeting – October 25, 2019 at 9:00am (please note the date change).

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 10:56am.

Respectfully submitted by Barbara Reasor