

# Woods of Glenmary Patio Homes

## Board Meeting Minutes

November 15, 2019

### I. Meeting:

The meeting was called to order at 09:04am 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: 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 October 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.

2020 Budget – A motion was made and approved to accept the proposed 2020 budget with a \$10/month increase (\$195 → \$205).

Greenscapes contract – The Greenscapes contract is up for renewal in 2020. A motion was made and approved to continue with Greenscapes for the next 2 years with a ~4.5% increase in the contract.

### V. Section Reports:

1. No issues to report.
2. No issues to report.

3. No issues to report.
4. 8707 Lough Drive – MSD truck backed into mailbox. MSD has examined and the mailbox has been added to their list for replacement.
5. No issues to report.
6. No issues to report.
7. No issues to report, however a homeowner wanted the Board to kill and replace the Bermuda grass in their lawn. The Board has a policy of not fixing, reseeding, plugging or power seeding anyone's lawn.
8. The old farm fence next to the new subdivision needs to be repaired. The Board decided to revisit this issue in the spring once more houses are built and people have moved into them.
9. No issues to report.

## VI. Committee Reports:

### A. Landscaping:

1. A&L Forms - None
2. Tree trimming estimate is \$2915. Decision on trimming – The Board approved the trimming for 2019.
3. Estimate for replacing plants due to the summer drought is ~\$23,000. Further discussion on plant replacement was tabled until the December 2019 meeting.  
**Action Item** – Each section rep is to identify plants that need to be replaced per the original subdivision plantings and send that list to the architectural committee (Gary Thomas, Holger Beckmann and Bennie Drake).  
**Action Item** – The architectural committee is to make recommendations at the December meeting on dead plant removal, plant replacement, plants not to replace and any additional work needed if plants are not replaced.
4. House settlement issues – Possible settlement issues at 10251 and 10425 Pine Glen Circle. We are waiting on a structural engineer to asses and determine next steps.

### B. Social

1. 16 people attended the breakfast at Cracker Barrel in October.

### C. Block Watch

1. No issues, however, Glenmary is seeing an increase in car break-ins and delivered packages stolen from porches. We will add a safety reminder in the December Newsletter.

**VII. Old Business:**

- A. MSD update – We received a letter from the attorney requesting the Board to sign a letter of intent to pay before he would file the lawsuit. We thought this had already been done, but evidently there was some miscommunication at the lawyer’s office and a document had never been signed. The Board took this as an opportunity to have one last discussion about the lawsuit and determine what we believed would be the best next steps.  
A motion was made and approved to terminate litigation with MSD – We believe this is in the best interests of the neighborhood.  
A second motion was made and approved to investigate hiring a hydrologist to assess current drainage areas and basins in hopes of getting a reduction of the MSD drainage fees.

**VIII. New Business:**

- A. Correspondence – None
- B. Next Board Meeting – December 20, 2019 at 9:00am.

**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