

Woods of Glenmary Patio Homes
Board Meeting Minutes
January 17, 2020

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: Stephen 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 December 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. Kentucky Realty transferred \$30,000 from the operating account to the reserve account with the consent of the board.

V. Section Reports:

1. There is still a leak on Summertree Lane – *We believe it is a leak in the irrigation system and will be the responsibility of the HOA. B. Adams has contacted a plumber for repairs. 8613 Summertree has a damaged mailbox – the mailbox has been fixed.*
2. Nothing to report.
3. Nothing to report.
4. 8713 Lough Dr has a crack in the living room floor. The board believes this is an interior issue and is the homeowner's responsibility.
5. 8706 Broadwood Court has a drainage issue every time it rains – *B. Adams will have Greenscapes evaluate and determine next steps.*
6. Nothing to report.
7. Nothing to report.
8. Nothing to report.
9. Nothing to report.

VI. Committee Reports:

A. Landscaping:

1. A&L Forms - None
2. Landscape replacement – dead/dying plant and tree removal occurring now
3. Electrical issues at the front issues – will have an electrician review and give a quote for repair
4. Masonry repairs to the brick chimneys to start as soon as weather permits

B. Social

1. 15 people attended the breakfast at Cracker Barrel in January.
2. The 2020 Social schedule has been developed and will be attached to the February 2020 newsletter.

C. Block Watch

1. No issues

VII. Old Business:

- A. MSD update – Approved the proposal from Heritage Engineering to do the primary investigation - \$3,500. The board would like to have the results of this investigation by April so it can be presented at the annual board meeting. The board will not decide on the remainder of the proposal until receiving the results of the primary investigation.
- B. Animal removal – The board has decided to only address the removal of moles due to their effect on the yards. Any other animal removal is up to the homeowner.
- C. The board would like to invite a Greenscapes representative to the February 2020 meeting to discuss landscaping/mowing for 2020.

VIII. New Business:

- A. Discussion delinquent maintenance fees – Attorney will send demand letters to residents who are significantly behind in paying their maintenance fees.
- B. Correspondence – None
- C. Board member elections for 2020 – The board had a general discussion on the lack of neighborhood participation, possible solutions, and next steps. Barbara will include a section on the elections in the upcoming newsletter.
- D. Next Board Meeting – February 21, 2020 at 9:00am.

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 10:30am.

Respectfully submitted by Barbara Reasor