

Woods of Glenmary Patio Homes

Board Meeting Minutes

May 15, 2020

I. Meeting:

The meeting was called to order at 09:02am by Chet Blair at the Park Pavilion in the Woods of Glenmary.

II. Attendance:

In attendance were (✓):

Section 1: Stephen Carpenter

Section 2: Laurel Walls ✓

Section 3: Bill Davidson ✓ (via phone)

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 ✓

Laurie Condor was also in attendance as a homeowner observer.

III. Minutes:

The minutes of the February 2020 meeting were read by all. A motion to approve the minutes was made and seconded. The minutes were approved by the Board.

Due to the nation-wide coronavirus pandemic, March and April 2020 meetings were cancelled. In addition, the April 2020 Annual meeting was postponed.

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. Nothing to report.
3. Nothing to report.
4. See A&L section
5. 8705 Broadwood Court needs a tree, claims she is the only property that has no tree. 8718 Broadwood Court is complaining that he had to replant his grass

himself. The blue spruce in the circle on Broadwood Court is more than half dead, suggest it be removed.

6. Nothing to report.
7. Nothing to report.
8. Need to investigate the areas between WOG and the new subdivision behind us to determine property lines and address possible encroachment issues onto WOG property – Ben Adams to send a letter to the builder/homeowner. 8801 Jessica Way – cracked sidewalk and magnolia needs to be trimmed – Ben Adams to investigate and determine next steps.
9. Nothing to report.

VI. Committee Reports:

A. Landscaping:

1. A&L Forms

- a. An A&L from Lough Drive has been received. The A&L has been put on hold pending recommendations from a special committee formed to make recommendations to the board on how to handle all landscaping requests/issues going forward while ensuring there is minimal impact to the budget. Once the committee has formulated their recommendations, they can have a special board meeting called to discuss and implement.

2. Underground water leak at 8715 Lough – homeowner portion will be \$2132.24 and association expense will be \$2491.36
3. Paving – Board approved going forward with paving on Broadwood Court by Flynn Brothers (estimate is ~\$97,000, which is around \$20,000 lower than previous estimate due to lower oil prices). The board also directed Ben Adams to see if a discount was possible if we added Pine Glen Circle to the scope of work. The estimate for Pine Glen Circle was \$30,000 lower than previous estimates due to oil prices. Ben is also going to check the penalties for cashing several of the CDs to pay for the work. If the results of discussion and the penalties is cost effective, we will also move forward with paving Pine Glen Circle this year to capture the cost savings due to the lower oil prices.

B. Social

1. March, April and May activities were cancelled due to the coronavirus.

C. Block Watch

1. No issues

VII. Old Business:

- A. MSD Drainage fee update – Still on hold, nothing has changed
- B. Annual Meeting discussion – Will discuss next steps at the June 2020 meeting.
- C. New board members: Effective the close of the May 15, 2020 meeting, Barbara Reasor and Holger Beckmann have completed their terms as section representatives and will rotate off the board. With no objection, the board approved adding two new members. Laurie Condor will replace Barbara Reasor as the Section representative. Kevin Mitchum will replace Holger Beckmann as Section 8 representative.

VIII. New Business:

- A. Correspondence – Nothing to report
- B. Next Board Meeting – June 19, 2020 at 9:00am. Location will be determined closer to the meeting time.

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Chet Blair at 10:07am.

Respectfully submitted by Barbara Reasor