

Woods of Glenmary Patio Homes

April 16, 2021

Board Meeting Minutes

- I. Meeting was called to order at the Pine Glen Circle gazebo at 9AM by Kevin Mitchum, President.**

- II. In attendance were:**
Section Representatives: Gale Miller, Section 1; Laurel Walls, Section 2; Gary Thomas Section 4; Sandra Burnett, Section 5; Laurie Conder, Section 6; and Kevin Mitchum, Section 8.
Kentucky Realty Site Manager: Ben Adams
Applicants for vacancies: Darlene Vassar, section 3 and Paul Stewart, section 9

- III. Minutes of the 3/19/2021 Board Meeting;**
Motion was made, seconded, and approved to dispense with reading the minutes of the last meeting and to approve them as written. They are posted on the web site.

- IV. Financial Report by Ben Adams, Project Manager:**
Mr. Adams complimented our residents for their consistent prompt payment of HOA fees. The annual financial review has been completed and Board members received a copy by email. The review found no problems and all financial practices were found in compliance with professional standards. The budget was reviewed and expenses for the month and the past quarter left money in reserve.

- V. New Business:**
 - 1) Board Vacancies in Sections 3, 7 and 9 - Darlene Vassar (section 3) and Paul Stewart, (section 9) are qualified applicants and were welcomed to the Board. Section 7 Representative recruitment efforts will continue.
 - 2) Annual Election of Board Officers - Newly elected officers are:
President - Kevin Mitchum; Vice President - Sandra Burnett;
Treasurer - Gary Thomas; Secretary - Laurel Walls
 - 3) Two complex wide maintenance projects are ready to begin:
 - Deck Maintenance to include pressure washing and staining. And,
 - Repair of the drainage system's headwalls and correction of erosion around the headwalls.

- 4) The Board has initiated an effort to add Broadwood Drive to the list of streets that qualify for paving by the city.
- 5) Committee Reports
Landscape Committee:
 - Proposal to update the entrance landscaping was approved by the Board.
 - Proposal to update 4 of Broadwood Drive's side beds was reviewed and 2 revised options requested. The revised options and budgets will be submitted to the Board for electronic review and selection.Social Committee:
 - The Cracker Barrel is not yet available for residents' monthly breakfasts.
 - A 'Lunder' (4pm potluck lunch/dinner) is planned for May at the Gazebo.Block Watch:

A Board member has contacted Louisville Metro Police for guidance due to non-residents trespassing to use the gazebo and surrounding green-space.
- 6) Section Reports were submitted by email and section issues are being resolved by section representatives and the Kentucky Realty Project Manager.

VI. Old Business:

- MSD drainage fee - no update

VII. Adjournment and Next Meeting

Meeting adjourned by Kevin Mitchum, President at 10:30AM.

The next Board Meeting is scheduled for 9AM, Friday, May 14th at the gazebo in Pine Glen Circle.

Submitted by: Laurel Walls, Secretary