

Woods of Glenmary Patio Homes

Board Meeting Minutes

May 14, 2021

- I. Meeting called to order at the Pine Glen Circle gazebo at 9:04AM by Sandra Burnett, Vice President.**

- II. In attendance were:**
Section Representatives: *Gale Miller, Section 1; Laurel Walls, Section 2; Darlene Vassar, Section 3; Gary Thomas, Section 4; Sandra Burnet, Section 5; Laurie Conder, kSection 6; and Paul Stewart, Section 9*
Kentucky Realty Site Manager: *Ben Adams*

- III. Minutes of the last meeting:**
Board approved the minutes of the last meeting as written. They will be posted on the website.

- IV. Financial Report by Ben Adams, Project Manager:**
Mr. Adams provided and reviewed the HOA Operating Balance Sheet; the monthly and year-to-date income and expenses; and Expense Register.

- V. Section Reports:**
 - Mowing concerns have been voiced by residents from 3 of the sections; basically mowing schedule was not sufficient to keep grass well groomed. Due to frequent heavy spring rains, neither mowing conditions nor scheduling have been optimal.
 - Section 2: Large woody vines need control in the green space between section 2 and 4. Also, poison ivy infestation, in the same area, is now actively growing and ready to be sprayed with herbicide.
 - Section 3: Request for GreenScapes to remove a tree that has volunteered to grow through a resident's shrubs. Another resident needs a sidewalk assessed for repair.
 - Section 4: Request for a small retaining wall be revamped. It is leaking a mud slick, hazardous to walkers, onto the Broadwood Drive sidewalk.
 - Section 6: Residents are not pleased with their replacement shrubs and lawns.

VI. Committee Reports

A. Landscaping/Building

1. **A&L form reviews** - Consensus of the Board was the request to modify the existing fence by removing alternate vinyl slats would negatively impact the fence's structure, stability, and appearance. Board's suggestion would be for the resident to consider selecting their preferred fence style and submitting an A&L to replace the existing panels with the new ones.
2. **GreenScapes** - By the end of May, GreenScapes will begin updating the Entrance and resculpting several shrub beds to redirect water and mud off Broadwood Drive sidewalks. They will also begin spraying poison ivy and cutting the invasive vines growing up the trees in the green space between sections 2 and 4.
3. **Deck cleaning and painting update** - All deck work was completed on 5/14.
4. **Masonry repairs to headwalls update** - Masonry repairs to the headwalls and correction of related erosion plus repair and tuckpointing of the Entrance and one residence will begin June 7th.
5. **Gutter Cleaning** - Clearing winter and spring tree debris will be completed on weekends in June.
6. **Request for a dead tree removal** - A resident of an adjoining property has reported a dead tree on our property is a hazard to her property. Site Manager and Greenscapes are to assess.
7. **Mailbox Numbers / New Street Signs update** - Inclement weather and staff schedules have delayed completion of mailbox number updates: approximately 25% are complete. The new street signs have still not arrived.

B. Social update - The Social Committee has completed the 2021 Social Calendar to be attached to the upcoming newsletter.

C. Block Watch Update - One of the large picnic tables has been taken from the gazebo. Residents should contact their section representative if they have information. Replacement cost \$478.

VII. Old Business

A. MSD Drainage Fee Update: MSD has still not contacted us about our fee appeal. The person consulting about the HOA fee appeal plans to explore the process for amending the MSD regulations to reflect more equitable fee distribution regulations for this type of community.

VIII. New Business

A. HOA Newsletters to Residents: The current Secretary will draft a newsletter for Board review with the goal of a hard copy distribution to residents in early June.

B. Next Board Meeting: 9AM June 18, 2021 at the gazebo in Pine Glen Circle.

IX. Adjournment

Meeting adjourned at 10AM by Sandra Burnett, Vice-President.