

Woods of Glenmary Patio Homes

Board Meeting Minutes

August 20, 2021

Meeting was called to order at the Pine Glen Circle Gazebo at 9:05AM on August 20, 2021 by Kevin Mitchum, President.

In attendance were:

Section Representatives - Gale Miller, Section 1; Laurel Walls, Section 2; Sandra Burnett, Section 5; Laurie Condor, Section 6; Kevin Mitchum, Section 8; and Paul Stewart, Section 9.

Kentucky Realty Site Manager: Ben Adams

Minutes of the Last Meeting

The Board approved the minutes of the last meeting as written. The minutes will be posted on the Woods of Glenmary website.

New Business:

- **Section 7 Representative Vacancy Filled**

Mike Robinson, an eligible applicant for the vacant HOA Board Representative position in Section 7, was introduced. Motion was made, seconded, and the Board voted to approve Mr. Robinson and welcome him to the Board.

- **Election of Treasurer**

After discussion, a motion was made, seconded, and approved by Board vote to recombine the Secretary and Treasurer responsibilities and for Laurell Walls to serve as Secretary/Treasurer for the Home Owners Association Board for the Woods of Glenmary.

- **Financial Report by Ben Adams, Project Manager**

Mr. Adams provided copies of and discussed HOA operating balance sheet, the monthly and year to date income and expenses and the expense register. One new resident has failed to begin paying their HOA fees and has not responded to KY Realty billing notifications. Attorney notification to the resident was planned.

- **Budget Planning for 2022**

Budget planning for 2022 is beginning. Contracts ending this year will be rebid and proposals will be coming before the Board this fall. Mr. Adams and the President will be initiating the processes.

Section Reports

- To shorten the monthly board meeting, the President encouraged the Representatives and Mr. Adams to continue resolving routine issues and email unresolved concerns to the Board's attention by the week before the regular board meeting.
- Aging, overgrown boxwoods blocking sidewalk access and discontent with mismatched sizes have been noted in multiple sections. The Landscape Committee was designated to review the community's boxwoods, report the prevalence and location of the problems, and make budget conscious recommendations with a multiple year planting plan to update the community's boxwoods.
- There are vacant Section Representative positions in Sections 3 and 4. Recruitment of applicants will be encouraged.

Old Business

- The concrete repairs to the drainage system catch basins and 4 residences cost a total of \$23,000. Due to the age of our community, another routine inspection of the residences is planned next year to identify and provide routine maintenance as needed.
- The inspection of the main entrance brick structures found a need for extensive brickwork maintenance and a waterproofing application. Bids and repairs for the entrance are projected for next summer.
- Installation of new mailbox numbers has been completed.
- Street signage is still a work in progress. The sign order was received late and some signs arrived with print or size errors. The signs in error are to be reissued at no charge to the HOA.
- MSD Drainage Fee: no new activity or information.

Committee Reports

- Landscape Committee - Greenscapes has completed the major pending projects but several small and fall season maintenance projects are still pending.
- Social Committee - Thirteen residents attended the Woods of Glenmary monthly breakfast at Cracker Barrel. Twenty-six residents attended the dinner at Mike Linnigs.'
- Finding musicians for the Concert in the Park in September may be difficult. Any cancellation will be posted and announced.

Adjournment and Next Meeting

Meeting was adjourned at 10:55AM. The next meeting is scheduled for 9AM on September 17, 2021 at the Gazebo in Pine Glen Circle.