

Woods of Glenmary Patio Homes

HOA Board Meeting Minutes

October 22, 2021

The Monthly HOA Board Meeting was called to order at the Fern Creek Community Center on Friday, October 22, 2021 at 8:58am 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; Mike Robinson, Section 7; Kevin Mitchum, Section 8; and Paul Stewart, Section 9.

NOTE: Sections 3 and 4 Representative Positions are currently vacant.

Kentucky Realty Site Manager - Ben Adams

Minutes of the Last Meeting: The minutes of the last meeting were approved as written and will be posted on the Woods of Glenmary website.

Current Financial Report presented by Ben Adams:

The Financial Report included a review of assets, liabilities, expense register, and receivables. Also, the current month and year to date expenses were reviewed and compared to the monthly and annual budgets. The Board authorized Mr. Adams to complete a written follow up with residents having excessive past due HOA fees.

NEW BUSINESS

Budget for 2022:

The 2022 proposed budget as reviewed included the updates identified and proposed at the September HOA Board Meeting. The Board voted to accept the 2022 Budget as presented.

Monthly HOA Fee:

The currently monthly fee level was reviewed in conjunction with the budget, projected expenditures, and anticipated revenues. To maintain the financial security of the HOA and support the current and future financial obligations needed to maintain the appearance, quality, and value of our properties in these inflationary times, the Board was forced to propose and approve increasing the monthly HOA fee by a modest \$15. The increase will be effective January 1, 2022.

New Board Members for 2022:

Five of the current Section Representatives committed to continue to serve or apply to be re-elected in April 2022. A 6th member may continue to serve the 2nd year of a 2 year term. Current vacancies in Sections 3 and 4 continue and a vacancy will become open in Section 2.

SECTION REPORTS

- Sections 1 and 2, who have the oldest paving, have a crack fill request to avoid pothole development this winter.
- Section 1 reports the broken/missing half of a wide board on the fence between Section 1 and the adjacent property has still not been repaired.
- One resident in Section 4 has requested a large gap between the patio and house be assessed.

COMMITTEE REPORTS

Landscaping/Building Committee

- **Lawn/Landscape Maintenance Bids:** Two bids were received and reviewed. The Board voted to accept GreenScapes bid as the most comprehensive and least expensive.
- **Extensive Pruning/Trimming of All Large, Deciduous Trees:** It has been 5 years since the community completed an extensive tree pruning effort. The necessity of funding and completing another pruning effort in 2022 was discussed. Competitive bids from Arborists will be presented for selection at the next board meeting. For best results, the planned pruning effort will be scheduled in late 2021 or early 2022 with billing processed in early 2022,
Picket Fencing: Inquiry regarding installing a picket fence was denied since picket fencing is no longer approved in the HOA guidelines.
- **Shutters:** The style and size of our shutters are no longer available and must be custom ordered. As shutters age and are damaged, the HOA may need to address shutter updates in the relatively near future.
- **Boxwoods:** Proposal to replace 129 overgrown, damaged, and/or mismatched boxwoods with young 3 gallon size boxwoods in November was approved by the board.

Social Committee:

- **October Chili Cook-off at the Gazebo:** The cook-off was attended by 19 residents. Becky Dobson's white chili received the "Best Chili" award.
- **Monthly Breakfast at Cracker Barrel:** Breakfast was attended by 15 residents.

Block Watch:

- Section 1 reported a stolen garden hose.

OLD BUSINESS**MSD Drainage Fees:**

The HOA Board is still awaiting response from MSD on our appeal and is continuing efforts to stay aware of actions relevant to MSD fees by other organizations.

ADJOURNMENT AND NEXT MEETING

The Meeting was adjourned at 11:01am. The next meeting is scheduled for November 19, 2021 at 9:15am at the Fern Creek Community Center.