

Woods of Glenmary Patio Homes

Board Meeting Minutes

January 21, 2022

- I. **Call to Order:** The January Woods of Glenmary HOA Board Meeting was held as a Zoom meeting and called to order at 9:08AM, January 21, 2022 by Kevin Mitchum, President.

- II. **Attendance:**
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

- III. **Minutes of the Last Meeting:** Motion was made, seconded, and approved to accept the November Board Meeting minutes as written. They will be posted on the Woods of Glenmary website.

- IV. **Current Financial Report presented by Ben Adams:** Review included the 2021 budget, expenditures, assets and liabilities and:
 - The **unusual increased number of late charges** accumulating for late payment of HOA monthly fees was discussed. This unusual number of late charges may be due in part to USPS mail delivery delays. The consensus of the Board and Mr. Adams' was for the next resident correspondence to include encouragement to transition to auto payment of HOA fees; or for residents to mail their payment earlier to ensure timely arrival.
 - A salt application costs \$5000 per application and if both driveways and streets are cleared of deeper snow the cost is \$20,000 per incidence. If residents have questions or concerns, representatives are encouraged to explain the high expense of snow removal and the HOA snow removal policy.
 - **Transfer of funds to a CD at Alliance:** A **motion** was made, seconded, and board approved to move \$125,000 reserve dollars from a money market account into a 12 month CD.
 - **Discussion of Potholes on Broadwood Drive:** **Motion** was made, seconded, and passed that Mr. Adams contact MetroCall to ascertain if

the city will make the repairs. If the street is not yet designated as a public road and eligible for repairs, Mr Adams was authorized to have Broadwood Drive pothole repairs completed with HOA funds.

V. Section Reports: Section reports were reported and resolved via email.

VI. Committee Reports:

A. Landscaping/Building Committee

1. **A&L forms:** None submitted for review.
2. **Roadway Signs:** All have been installed
3. **Tree Trimming:** The contracted arborist will be proceeding with large tree trimming as the weather permits. Mr Adams over planting and fragile tree choices by the developer have necessitated a major pruning effort every 4 or 5 years to thin and top the mature, breakable, tall, heavily branched trees to prevent tree and property damage. GreenScapes will concurrently be present in the community to prune the smaller trees.
4. **Fence Updates: Farm Fence:**The Penrod Fencing Company has completed repair of the damaged farm fence. However, the painting will be completed in the summer to allow the treated lumber to age and better accept the paint. **Daycare Fence:** After 3 years the broken and missing slats in the daycare fence between the daycare business and Section 1 of the Woods of Glenmary have still not been corrected. Since past requests for fence repairs have not been effective, Representatives were encouraged to add individual 'Property Maintenance Complaints' at MetroCall 311. The Daycare fence is owned by Cadence Academy Preschool at 8601 Old Bardstown Road.
5. **Discussion of Potholes on Broadwood Drive.** Motion was made, seconded, and passed by the board for Mr. Adams to contact MetroCall to ascertain if the city will make the repairs. If the street is not yet designated as a public road and eligible for repairs, Mr Adams was authorized to have the Broadwood Drive pothole repairs completed with HOA funds.

B. Social Committee: The monthly Woods of Glenmary resident breakfasts continue to be held at Cracker Barrel at 9:30am on the 3rd Tuesday of each month.

C. Block Watch: Some local incidents of stolen and missing mail have been reported. The USPS Informed Delivery Service is a free optional service that can allow a digital preview of your USPS electronically processed letter-size envelopes on a computer, tablet, or mobile device. For details or to sign up, Google USPS Informed Delivery.

VII. Old Business:

A. MSD Drainage Fee Update - MSD has not responded to the Woods of Glenmary's outstanding fee appeal. Due to the long delay and lack of progress, the Board will devote the February meeting to review and plan for resolution of the fee schedule and the clearing of outstanding fees.

B. Update of the Woods of Glenmary Resident Phone Directory - Section Representatives report varying degrees of success with updating the 2018 Resident Telephone Directory. Since some residents and representatives are south for the winter and a number of residential sales are pending; plans were made to delay directory efforts until spring.

C. News Item Suggestions for the Newsletter -

- *Homeowners Insurance*
- *Water Line insurance*
- *MSD fee appeal resolution efforts*
- *Status of Broadwood Drive designation as a public street and potential pavement savings*
- *Auto payment of HOA fees*
- *The 2022 Annual Meeting*
- *2022 Board Member Election Results*
- *Community Resources such as USPS Informed Delivery*
- *Budget Items: example Snow Removal Expenses*

VIII. New Business

A. Correspondence -

- a. Correspondence to residents will be sent on the following topics:
- Election of representatives to fill existing vacancies and for the sections with lapsing 2 year terms;
 - The Woods of Glenmary Annual Meeting by Zoom in April 2022;
 - A spring newsletter; and
 - Correspondence with Metro Call 311 to report a fence maintenance issue with an adjoining property and to request pothole maintenance on Broadwood Drive

B. Leases for any units being rented- Representatives and Mr. Adams reviewed the relevant existing HOA policies and compliance issues regarding use by, or rental of, residences to relatives and the residents of relatives in homes with pending estate settlements. A legal clarification of the policies will be requested.

C. Annual Meeting/Board Election in April - Plans for the April annual meeting and the Board Election are beginning. The meetings for the past 2 years were canceled due to Covid19 pandemic flares. However, a motion was made, seconded, and approved by the board to adjust to the current Covid flare and conduct the Annual April Meeting via Zoom. Other adjustments may need to be made to accommodate some residents by proxy. A quorum of 53 residences must be represented.

D. Next Board Meeting - The next Woods of Glenmary HOA Board Meeting will be a Zoom meeting held on February 11, 2022 at 9am. **Please note the change of date from the 3rd Friday to the 2nd Friday.**

IX. Adjournment: President Kevin Mitchum adjourned the meeting at 10:45am.