

Woods of Glenmary Patio Homes

Board Meeting Minutes

September 16, 2022

1. **Call to Order:** Paul Stewart called the meeting to order at the Republic Bank at 9:27am.

2. **Attendance:**
Board Members – Gale Miller, Section 1; Sandra Burnett, Section 5; Mike Robinson, Section 7; Kevin Mitchum, Section 8; and Paul Stewart, Section 9.
Site Manager - Ben Adams
Note: Section 2, 3 and 5 Board positions are vacant.

3. **Reading and Disposal of Minutes:** Motion was made, seconded, and approved to accept the August Board Meeting Minutes as written. They will be posted on the WOG website.

4. **Current Financial Report presented by Ben Adams:**
 - a. Transfers to Reserve Account are slightly behind resulting from higher than expected expenses from storm damage. Should be caught up by end of year barring new, unexpected expenses.
 - b. A lien will be filed against a homeowner with an increasing delinquent balance who failed to respond demand letters from the HOA's attorney.
 - d. We bought two CDs bought from Chase Bank on September 16: First one renewed a maturing CD from Republic Bank and the second covered the HOA's contingency reserve for the WOG/MSD dispute.
 - e. The Board voted to update the WOG Reserve Study to have a clearer picture of and to be able better plan for WOG's future financial obligations.
 - f. Preliminary ideas for the WOG's 2023 budget were discussed.

5. **Reports of Officers and Committees:**
 - a. Landscape:
 - i. Greenscapes' Shrub and Tree Replacement proposal was approved.

- ii. Ben to get quote from Kingsbury Concrete to repair sidewalk at 10234 Pine Glen Cir.
- iii. Patio Project for 10245 Pine Glen Cir. was approved pending confirmation of measurements by Kevin and Paul. (Kevin and Paul confirmed the measurements after the board meeting and the homeowners were notified.)

b. Social:

- i. Ben to send a Reach announcement to remind the community of the Chili Cookoff on October 9.

6. Old Business:

- a. MSD Update
 - i. Still waiting to see if the Louisville Metro Council passes legislation favorable to our case.

7. New Business:

- a. Need to decide on publication date and content of next newsletter.

8. Next Board Meeting will be held at the Republic Bank at 9am on October 14.

9. The meeting adjourned at 10:30am.