

Woods of Glenmary Patio Homes

Board Meeting Minutes

October 14, 2022

1. Call to Order: Paul Stewart called the meeting to order at the Republic Bank at 9:01am.

2. Attendance:

Board Members – Gale Miller, Section 1; Dennis Simpson, Section 4; Sandra Burnett, Section 5; Mike Robinson (via proxy), Section 7; and Paul Stewart, Section 9.

Site Manager - Ben Adams

Note: Section 2, 3 and 6 Board positions are vacant.

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

4. Current Financial Report presented by Ben Adams:

- a. Transfers to the Reserve Account are still slightly behind because of higher than expected expenses from storm damage. Should be caught up by the end of year barring new, unexpected expenses.
- b. A foreclosure action will be filed against a unit for nonpayment HOA fees and nonresponse to demand letters from the HOA's attorney.
- c. A draft of a proposed 2023 budget will be presented by our management company and discussed at the next board meeting.
- d. There's a possible small increase in our monthly HOA assessments for 2023 to deal with the impact of cost increases caused by the rampant and pervasive surge of inflation.
- e. Given the nature of the WOG Charter, our association MUST prepare for significant future expenses – such as roof, gutter, siding, and road repair and REPLACEMENT – not to mention the increased costs of day-to-day maintenance of our grounds and properties.

5. Reports of Officers and Committees:

a. Landscape/Building:

- i. Greenscapes' autumn Shrub and Tree Replacement project was completed.

- ii. The statue placed in the common area off Lough Drive without HOA approval was removed by its owner.
- iii. Several residents have expressed to members of the board that they are very satisfied with the services of First Response Pressure Washing to clean their garage doors, fences, siding, sidewalks, etc.
- iv. Although the board doesn't endorse or recommend this company, its contact information is below. Judge for yourself.



- v. Snow Removal Reminder: must have four inches or more of snow followed by two consecutive days of temperatures remaining below 32 degrees Fahrenheit before plowing.
- b. Social:
- i. Twenty-seven people attended the Chili Cook Off on October 9.
 - ii. The winner was Stephany Schultz from Section 1.
 - iii. Great job, Sandra! A good time was had by all.

6. Old Business:

- a. MSD Update
 - i. The Louisville Metro Council passed legislation amending the definitions of condominiums that are single unit structures and multiple unit structures (Ordinance No. 136, Series 2022).
 - ii. We are waiting to learn if/how this change will affect our dispute.
- b. Newsletter: the board secretary will provide a rough draft of a proposed newsletter at the next board meeting for the board's review and input.
- c. Resident's Telephone Directory: Ben Adams to provide existing Excel directory file to secretary.
- d. Need to decide on publication date and finalize content of next newsletter.

7. Next Board Meeting will be held at the Republic Bank at 9am on November 18.


8. The meeting adjourned at 10:50am.

9. Appendix: Mike Robinson's Proxy

OCT 11, 2022

PROXY

I GIVE MY PROXY FOR FACIL STEWARD
TO VOTE AS HE SEES FIT AT
THE WOG HOA BOARD MEETING
ON OCT 14, 2022


MIKE ROBINSON