

Woods of Glenmary Patio Homes

Board Meeting Minutes

January 20, 2023

1. **Call to Order:** Paul Stewart called the meeting to order at the Republic Bank at 9:10am.

2. **Attendance:**
Board Members – Gale Miller, Section 1; Dennis Simpson, Section 4; Sandra Burnett, Section 5; Barbara Reasor, Section 6; Mike Robinson, Section 7; and Paul Stewart, Section 9.
Site Manager – Ben Adams
Note: Section 2 and 3 Board positions are vacant.

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

4. **Current Financial Report:**
 - a. Fiscal Year 2022 expenditures were \$37,482.24 under our \$566,700 budget!
 - b. The Reserve requirement for the year was fully funded.
 - c. Delinquent accounts are few and manageable.
 - i. Foreclosure proceeding will be initiated against one seriously delinquent homeowner.
 - ii. The HOA's attorney will send payment demand letters to two delinquent homeowners.

5. **Reports of Officers and Committees:**
 - a. Landscape/Building:
 - i. No new A&L forms.
 - ii. Re: cracks and possible settling at 10425 PGC. Our property manager is waiting for the homeowner to provide information on previous repairs.
 - iii. A survey of the WOG homes and a quote for repointing damaged mortar and repairing damaged brickwork will be available by the next board meeting.
 - iv. Warning: the early sudden cold and high winds stressed much of our vegetation and may lead to more winter damage than

usual – possible leading to higher landscaping expenses in 2023.

b. Gutters and Downspouts Project:

- i. Replacement is planned to start in 2023.
- ii. Because of the high cost of the replacement gutters and the growth pattern of WOG, the project has been broken into four parts covering a span of four years.
- iii. Replacement will start with the oldest buildings and move to the newest.

6. Social: Thirteen people attended the Monthly Breakfast at Cracker Barrel.

7. Old Business:

a. MSD Dispute Plan

- i. Our account has been turned over to a collection agency by the Louisville Water Company.
- ii. We have responded according to the provisions of the Federal Fair Debt Collections Act and sent a letter to the collection agency denying that we owe this debt and demanding it provide proof that we do.
- iii. We are waiting for the collection agency to provide proof.
- iv. We are also reaching out to MSD to ask for their assessment of the current situation.

8. Next Board Meeting will be held at the Republic Bank at 9am on February 17.

9. The meeting adjourned at 11:05am.