

Woods of Glenmary Patio Homes

Board Meeting Minutes

November 18, 2022

1. Call to Order: Paul Stewart called the meeting to order at the Republic Bank at 9:06am.

2. Attendance:

Board Members – Gale Miller, Section 1; Dennis Simpson, Section 4; 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 6 Board positions are vacant.

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

4. Current Financial Report presented by Ben Adams:

- a. We're caught up on this year's transfers to our Reserve Account
- b. Our updated Reserve Study will be available in early December.
- c. The Board agreed to defer budget discussions until it's had an opportunity to review the new study.

5. Reports of Officers and Committees:

a. Landscape/Building:

- i. Christmas decorations will be put up on our entrance monuments by a volunteer group during the week after Thanksgiving, weather permitting.
- ii. Replacement of outdoor porch lights is a homeowner responsibility.
- iii. Replacement lights should be black and at least 15 inches tall.

b. Social:

- i. Sixteen people attended the Monthly Breakfast at Cracker Barrel.

6. Old Business:

- a. MSD Update
 - i. Our Board President will develop a plan to move the MSD dispute forward by the next board meeting.
- b. A rough draft of a proposed newsletter was reviewed and approved.
- c. Suggestions for additional newsletter content were made and will be incorporated.
- d. The newsletter will be finalized at the next board meeting and released in mid-December.

7. New Business

- a. Ben Adams to check with Richard Hornung about pending legislation on a Kentucky Uniform Homeowners Law that could affect updating WOG's CC&R's.
- b. The mortar on the brickwork of several homes has deteriorated. Ben Adams will contact one of our masonry contractors to survey the entire community so we can develop a comprehensive tuck pointing plan.

8. Next Board Meeting will be held at the Republic Bank at 9am on December 16.

9. The meeting adjourned at 11:05am.