

# Woods of Glenmary Patio Homes

## Board Meeting Minutes

### December 16, 2022

**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; Mike Robinson, Section 7; and Paul Stewart, Section 9.

Site Manager -

*Note: Section 2 and 3 Board positions are vacant.*

- Barbara Reasor was confirmed as the Board Member for Section 6.

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

**Current Financial Report:**

a. Property Manager sent the annual budget letter to all homeowners on Dec 12. It included:

- 2023 Budget.
- Notification of the new \$235 maintenance fee.
- Extracts from our new Reserve Study that illustrate the scope and timing of our HOA's financial obligations.

b. Delinquent accounts are few and manageable. There's a possibility that we may start foreclosure against one homeowner whose account is seriously overdue, though.

**4. Reports of Officers and Committees:**

a. Landscape/Building:

- Re: cracks and possible settling at 10425 PGC. The Board would like to know what repairs were made after the 2019 engineering survey on that property before deciding on next steps.
- Ben: please follow up on that.

- iii. Also, Ben, please start a survey of the community with our masonry contractor so we can formulate a repointing plan for damaged mortar on our brickwork.
- b. The December newsletter was approved. Sandra will take it to the printer today and it will be delivered by the directors over the weekend. Thanks, Sandra!
- c. Gutters and Downspouts Project:
  - i. Replacement will start in 2023 should be done on a section-by-section basis starting from oldest to newest.
  - ii. Timing will depend on condition and pricing as determined by vendor bids after analysis of by the board of directors.
  - iii. The board will also consider using clog-free gutter guards.
  - iv. Ben, please find out what the annual gutter cleaning charges from Greenscapes are.
  - v. Also, Ben, do you have a list of potential vendors that can bid on the project?

**5. Social:** Eighteen people attended the Monthly Breakfast at Cracker Barrel.

**6. Old Business:**

- a. MSD Dispute Plan
  - i. MSD has turned the disputed account over to a collection agency.
  - ii. We have prepared a letter to the collection agency denying that we owe this debt and demanding it provide proof that we do.
  - iii. The letter has been reviewed by our attorney and will be sent to the agency next week by certified mail, return receipt requested.

**7. Next Board Meeting will be held at the Republic Bank at 9am on January 20.**

**8. The meeting adjourned at 9:52am.**