

Woods of Glenmary Patio Homes

Board Meeting Minutes

February 17, 2023

1. **Call to Order:** Paul Stewart called the meeting to order at the Republic Bank at 9:07am.

2. **Attendance:**
Board Members – Gale Miller, Section 1; Sandra Burnett, Section 5; Barbara Reasor, Section 6; Mike Robinson, Section 7; Kevin Mitchum, Section 8; 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. Reserve transfer of \$14,025.42 was made in January.
 - b. Two properties are currently in foreclosure and working their way the legal process.
 - c. Delinquent accounts are few and manageable.
 - d. Early termination of our Chase CDs and reinvesting in new CD's at higher rate was considered and rejected.
 - e. Given the age of the CDs, early withdrawal penalties would offset the gains we'd realize resulting in no material advantage.
 - f. Our Treasurer's been authorized to buy a \$50K CD with funds from our operating account to take advantage of current interest rates.

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 should be available by March 1.

b. Gutters and Downspouts Project:

- i. Replacement will begin ASAP in Sections 1 and 2.
- ii. The Board reserves the option of replacing gutters and downspouts in Sections 3 and 4 later this year.
- iii. Replacement in Sections 3 and 4 depends on the Board's evaluation of the HOA's financial position after determining the costs for upcoming masonry repairs and shrub replacements.

6. Social: Fifteen people attended the Monthly Breakfast at Cracker Barrel. Next Breakfast is on March 21.

7. Old Business:

a. MSD Dispute

- i. Roger Setters tried to reestablish with his contacts at MSD.
- ii. They didn't respond.
- iii. The Board will consult with the HOA's attorney on March 17 to develop an HOA-driven plan to end this dispute.
- iv. Paul will prepare a document summarizing the current situation and pertinent events of the last six years and submit to the Board by March 3.

8. New Business: Ben will confirm the annual meeting date and venue, prepare the notification letter to homeowners, and mail the letter to the HOA property owners by the end of the month.

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

10. The meeting adjourned at 10:40am.