

DRAFT

Woods of Glenmary Patio Homes

Annual Meeting Minutes

April 20,2023

I. Meeting:

The meeting was called to order at 07:02PM by Sandra Burnett at the Motor City Church Louisville Auditorium on Seatonville Road in Fern Creek, KY. Also, in attendance were the following board members):

Section 1: Gale Miller

Section 6: Barbara Reasor

Section 2: No representative

Section 7: Mike Robinson

Section 3: No representative

Section 8: Kevin Mitchum

Section 4: Dennis Simpson

Section 9: Not present

Section 5: Sandra Burnett

Ben Adams, Kentucky Realty via Phone

II. Quorum:

Sandra Burnett, Vice President, announced that between those owners present and proxies combined, there was a quorum of 58 lot owners. She further provided that the residents were properly notified by mail of the date, time and location of the meeting. Therefore, the meeting could proceed.

III. Minutes:

No reading of previous minutes was required since there was not a quorum at the 2022 Annual Meeting, so no formal meeting took place.

IV. Officer/Committee Reports:

- A. Vice President – Sandra Burnett – Informed the residents that Paul Stewart, President, was not in attendance due to health issues. She read a brief summary of 2022/2023 major projects and expenses.
- B. Social – Sandra Burnett – Reminded the residents that a list of 2023 activities had been distributed in the neighborhood by section representatives. She also reminded the residents about the monthly breakfast gathering at Cracker Barrel.
- C. Building/Grounds – Gale Miller
 - i. The unusual weather systems that we have been subjected to in 2022 and 2023, have taken a toll on all shrubs and have caused several downed trees.

- ii. Boxwood, hollies, spirea and nandina have all sustained damage. Professional landscapers in the county are recommending that we be patient and give the shrubs a chance to recover until the end of June.
 - iii. Late June/Early July, Gale Miller, Ben Adams and Greenscapes will evaluate the shrubs at each unit in the Woods of Glenmary and make recommendations for replacement based on the health of the shrubs at that time.
 - iv. If an individual resident decides to replace the shrubs prior to that, they must submit an A&L form and have it approved prior to starting any work.
- D. 2022 Year in Review – Sandra Burnett – Discussed major projects and budget items encountered in 2022.
 - i. The largest increase in the 2022 actuals was in the Reserve Fund Transfer.
 - ii. There was an increase in the cost of garbage pickup in 2022.
 - iii. Major projects included masonry repair, landscaping, roof repairs, animal removal, sidewalk/patio concrete repair and gutter/leaking gutter repair in addition to the normal day-to-day expenses.
- E. 2023 Budget – Sandra Burnett – Discussed planned major projects for 2023. Projects include Landscaping due to the weather issues, Tuckpointing and brick work on the quoins of ~70% of the units, Gutter/Downspout replacement in Sections 1 and 2 and Crack filling asphalt throughout the neighborhood to extend the life of the roads. The MSD issue is currently on hold, however, monies to address the billing issues have been accumulated in the Reserve Fund.

V. Election of Board Members

- A. Only one candidate per section ran for the position of board representative. Those sections were 4, 7, and 9.
- B. A motion was made and seconded to approve the candidates by acclamation. The motion was approved by the attendees.
- C. Elected board members are as follows: Section 4 – Dennis Simpson, Section 7 – Mike Robinson, and Section 9 – Paul Stewart

VI. Old Business:

- A. MSD billing issues – The board plans to resolve the billing issues this year. Roger Setters gave the residents a short review of the MSD issues from 2016 thru present day.
- B. Sections 2 and 3 are still not represented on the board.
 - a. A suggestion was made, by a resident, for the HOA board to put together a plan to address board membership.
 - b. Once the plan was developed, a couple of residents would be willing to discuss the plan with every resident in the neighborhood to explain the

necessity of these changes in preparation for voting on an amendment change to the CCR's in a subsequent annual meeting.

VII. New Business:

- A. New business was included in the budget discussion.

VIII. Open Discussion:

- A. Resident wanted to know why monies were spent on roofing repair when homeowners had to pay for storm damage to their roofs.
 - i. Storm damage is covered by the homeowner's insurance and therefore the responsibility of the resident. Roofing repair is non-storm related maintenance.
- B. Resident wanted the landscaping committee to check on boxwoods prior to the walk-thru in July.
- C. Resident wanted the fence amendment changed to include picket fences.
 - i. The amendment can be changed, however 75% of the residents must agree to the change. At this point, it is up to the residents wanting the change to follow thru with next steps,
- D. Resident believes fertilizing the gazebo area every year is a waste of money.
- E. Resident believes the irrigation systems in the gazebo area and at the front entrance should be turned off and no longer used to save money.
- F. Resident wants Greenscapes to start mowing, fertilizing, and weed treatment in the back of the neighborhood first and do the front of the neighborhood last. There is a concern that the units that are mowed, fertilized, and weed treated last, are not getting the same application as those units done first.
 - i. The board agreed to discuss with Greenscapes and have them begin work in the back first.

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Sandra Burnett at 08:10PM.

Respectfully submitted by Barbara Reasor