

Woods of Glenmary Patio Homes

Board Meeting Minutes

March 17, 2023

1. **Call to Order:** Paul Stewart called the meeting to order at the Republic Bank at 9:05am.
2. **Attendance:**

Board Members – Gale Miller, Section 1; Sandra Burnett, Section 5; Dennis Simpson, Section 4; Barbara Reasor, Section 6; 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 February 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 February.
 - b. The Board confirmed that it's WOG policy to keep WOG funds at or below the FDIC \$250,000 maximum insurance limit.
 - c. Our treasurer will take any necessary steps to comply with this policy.
 - d. Our attorney sent letters to two homeowners warning them that partial payments on delinquent accounts won't be accepted.
 - e. Delinquent accounts are few and manageable.
5. **Reports of Officers and Committees:**
 - a. Landscape/Building:
 - i. Generator approved for 10411 PGC pending correction of a minor condition.
 - ii. Fence approved for 8703 Summertree.
 - iii. Re: cracks and possible settling at 10425 PGC. Our property manager is waiting for the homeowner to provide information on previous repairs. Still no update.
 - iv. Still waiting for quote from masonry contractor for repointing damaged mortar and repairing damaged brickwork.
 - v. 2023 spending plans are constrained until we assess the extent of the masonry damage and landscaping damage caused by the harsh winter freeze and recent storm damage

- vi. Greenscapes will decide if (and what kind of) tree can be planted at 8705 Broadwood.
 - vii. Damage from the March windstorm was minor.
 - viii. Only about 10 homes were damaged.
 - ix. Most damage was to ridge caps, siding, and shingles.
 - x. Repairs will be made by Highland Roofing.
 - xi. Affected homeowners will be billed directly by Highland Roofing and should file claims with their insurance companies.
- b. Gutters and Downspouts Project:
- i. Six buildings of eleven have been completed.
 - 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.
- c. Streets and Roads:
- i. Asphalt on PGC, spurs, and driveways show signs of wear: many cracks and divots.
 - ii. Ben will contact the asphalt company to get resealing/repair estimate.

6. Social: 16 people attended the Monthly Breakfast at Cracker Barrel. Next Breakfast is on March 21.

7. Old Business:

- a. MSD Dispute:
- i. The Board unanimously agreed to concede that we can't prevail in our stormwater drainage dispute against MSD.
 - ii. Hal Thomas, WOG's attorney, has been retained to negotiate a settlement with the collection agency that Louisville Water Company hired.
 - iii. Next steps will be determined based on Mr. Thomas' success.
- b. Reach Alert.
- i. Our HOA pays an annual fee for each WOG homeowner to be a part of this network.
 - ii. Its purpose is to keep us informed about events affecting our community such as emergencies, meeting, problems, etc.

- iii. It's accessible by smart phone, computer, or regular telephone landline - you don't have to be computer savvy to use it.
- iv. Call 877-807-9313 to sign up with your regular phone or land line.
- v. Log on to reachalert.com to sign up with your smart phone or computer.

8. Next Board Meeting (Annual Meeting) will be held at the Motor City Church, 10307 Seatonville Road, at 7pm on April 20.

9. The meeting adjourned at 11:10am.