

# Woods of Glenmary Patio Homes

## Board Meeting Minutes

May 19, 2023

### I. Meeting:

The meeting was called to order at 09:05am by Sandra Burnett at the Republic Bank in Fern Creek, Kentucky.

### II. Attendance:

In attendance were (✓):

Section 1: Gale Miller ✓

Section 2:

Section 3:

Section 4: Dennis Simpson ✓

Section 5: Sandra Burnett ✓

Section 6: Barbara Reasor ✓

Section 7: Mike Robinson

Section 8: Kevin Mitchum ✓

Section 9: Paul Stewart

Ky Realty Ben Adams Site Manager ✓

### III. Minutes:

The minutes of the April 2023 Annual meeting were read by all. A motion to approve the minutes was made and seconded. The minutes were approved by the Board.

### IV. Financial Report:

Ben Adams presented the monthly financial report. The Financial report was reviewed by the Board members and found to be in order. A motion to approve the financial report was made and seconded. The financials were approved by the Board.

Ben Adams also shared a copy of the final Reserve study with the board.

### V. Section Reports:

Issues were discussed and next steps identified.

### VI. Committee Reports:

A. Landscaping:

1. A&L Forms

- The homeowner at 10429 Pine Glen Circle submitted an A&L form to replace plants, at her expense, damaged by the blast freeze in December 2022. The A&L was approved.

2. Greenscapes Landscape Plan
  - Due to the blast freeze in December 2022, we are estimating that 50-75% of the plant material in our neighborhood has been killed or damaged. Initial estimates are that the cost (plant material + labor to install) could be as high as \$100,000. Greenscapes is evaluating plant material unit by unit and will provide a detailed estimate sometime in June.
  - We have asked Greenscapes to go ahead and remove the dead plants. That work should be completed by the end of July.
  - New plants will not be installed until the fall when there is a better expectation of rain. The homeowners have indicated that they cannot water plants over the summer months when we tend to get little rain, so the board made the decision to wait until fall to replace any plant material.
  - From a budget perspective, we will replace as many plants this year as our budget will allow. Some of the work may have to carry over to Spring 2024.
  - If a homeowner does not want to wait for Greenscapes to replace plants and decides to do the work at the homeowner's expense, a detailed A&L form **MUST** be submitted and approved by the board before any work can begin.
  - As a reminder, the HOA is only responsible for the original plants installed by the developer at the front of the house. That area includes plant material (usually boxwoods) between the garage and the front door and the plant material (usually hollies, boxwoods, nandinas and/or magnolias) between the front door and the corner of the original house. This does NOT include landscaping around fences, sunrooms, decks, screened porches, or patios. It also does NOT include landscaping homeowners have added to their back or side yards.
  - In addition, three trees will be replaced.
3. Tuckpointing Project - The board asked Louisville Masonry & Stone to evaluate each home in the neighborhood for holes and cracks in the mortar at inside and outside corners. Approximately 75% of the homes in WOG have evidence of holes and cracking in the mortar. The cost to repair the holes and cracking will be \$72,490. This is a structural integrity issue and must be fixed. If the holes and cracking are not repaired, both will get larger and could lead to water damage to the home, which could lead to even more costly repairs. The board has approved this project to move forward as soon as it can be scheduled.
4. Asphalt Crack Filling Bids - The asphalt in sections 3, 4, 5, 6, 7, 8, and 9 is starting to show significant wear and cracking. Sections 1 and 2 were sealed in 2022. In order to extend the life of the asphalt and prevent us from having to repave earlier than the reserve study suggests, the board has decided to

seal these areas. It will extend the life of the asphalt and the cost is reasonable at \$5,600. Bluegrass Sealing will be doing the work. The board has approved this project to move forward as soon as it can be scheduled.

5. The homeowner at 10425 Pine Glen Circle has asked to delay any work on possible settling for now and just continue to monitor.
  6. Gutter/Downspout Project
    - The 11 buildings in Sections 1 and 2 have been completed.
    - The gutter project has been suspended at least until late 2023 or early 2024 due to the higher priority projects. Once other projects are complete, the board will determine when to restart this project.
  7. Storm Damage Invoices – Invoices have been mailed to affected homeowners.
  8. Concrete Work – The patios at 8731 Broadwood Court and 10611 Avenel Court will be replaced. The sidewalk at 10237 Pine Glen Circle will be replaced.
- B. Social
1. 15 people attended the May breakfast.
  2. Lunder will be on Saturday, May 20 at 4:00. Homeowners were asked to bring a dish. The HOA is providing fried chicken,
- C. Block Watch
1. No issues

## **VII. Old Business:**

1. MSD Drainage fee update – Still on hold, nothing has changed.

## **VIII. New Business:**

- A. Ben Adams and Barbara Reasor will work on a newsletter to go out in June.
- B. Based on comments from the Annual Meeting, the board discussed resubmitting the amendment to change the way board members are elected and serve for consideration by the neighborhood. This has been discussed for many years and there has never been any follow-through by homeowners in the Woods of Glenmary. We believe the board is functioning appropriately at this time and therefore decided not to resubmit the amendment.
- C. The board discussed modifying the fence amendment to establish a standard height. After discussion, the board concluded that it was not necessary.
- D. Next Board Meeting – June 16, 2023, at 9:00am at the Republic Bank in Fern Creek.

## **IX. Adjourned:**

A motion to adjourn was made and seconded. The meeting was adjourned by Sandra Burnett at 11:17am.