

Woods of Glenmary Patio Homes

Board Meeting Minutes

July 21, 2023

I. Meeting:

The meeting was called to order at 09:02am by Paul Stewart 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:

A motion to approve the minutes of the June 2023 meeting 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.

V. Section Reports:

Nothing to report.

VI. Committee Reports:

A. Landscaping:

1. A&L Forms – No new forms were submitted.
2. Greenscapes Landscape Plan – Greenscapes and Gale Miller have walked the entire property and identified the boxwood replacements needed. The Board received the replacement estimate and voted to have Greenscapes proceed with the work. Plans are to remove the dead boxwoods within the next 2 weeks. Plant replacements will begin mid-to-late September.
3. Tuckpointing Project – The project has been approved. This work should start in mid-to-late August. The plan is to begin in the back of the neighborhood and work forward to the front.

4. Gutter/Downspout Project
 - The gutter project is still on hold and the Board will review status at the August 2023 Board meeting.
 5. The old wire fence, next to the farm property, damaged by a falling WOG tree will be repaired.
 6. The Board has voted to repair the vinyl fence between our neighborhood and the daycare. Greenscapes has been contacted and work will begin when they can fit it in their schedule.
- B. Social
1. 18 people attended the July breakfast.
 2. 30 people attended the ice cream social on Sunday, June 18th.
- C. Block Watch
1. No issues.

VII. Old Business:

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

VIII. New Business:

- A. Republic Services – There was a significant increase in the trash collection bill for last month. Ben contacted Republic and discovered our contract had expired. We have decided to remain with Republic (cost is the same as other vendors), however, the cost per unit will increase with this new contract. Also, Ben will discuss the current bill with our Republic sales rep since we did not receive any notice of a price increase prior to him calling Republic to discuss.
- B. Newsletter – Discussed items to include in the August 2023 newsletter.
- C. The Board discussed the need for a monthly assessment increase for 2024. No decisions were made, however, Board members we asked to begin thinking about inflation and cost increases that could lead to a monthly increase.
- D. A question came up about the Board's policy on For Sale Signs – where they can be and how long they can remain up. While the house is for sale, a For Sale sign can remain in the front yard of the unit. Any other signs can only be put up on the morning of an open house and must be taken down at the conclusion of the open house. It is against policy to have For Sale signs constantly in other areas of the neighborhood for extended periods of time.
- E. Next Board Meeting – August 18, 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 Paul Stewart at 10:50am.