

Woods of Glenmary Patio Homes

Board Meeting Minutes

October 20, 2023

I. Meeting:

The meeting was called to order at 09:04am 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 September 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.

Ben presented a draft 2024 Budget. The budget was reviewed. It calls for a \$15 increase to the maintenance fee, taking the maintenance fee to \$250 per month. The board decided to wait until the November meeting to vote on it, giving all board members a chance to review in more detail. One note – there are approximately 170 people signed up to get Reach Alerts.

V. Section Reports:

8705 Broadwood Court has a leak in the garage ceiling – Ben to have roofing contractor assess and address.

10331 Pine Glen Circle may have a foundation issue – Ben to have United Dynamics to assess.

10302 Pine Glen Circle reports drains for water runoff are still laying on top of the ground and would like them buried – Ben to have GreenScapes assess and address.

VI. Committee Reports:

- A. Landscaping:
 - 1. A&L Forms – No new forms were submitted.
 - 2. Shrubs Update – GreenScapes began planting boxwoods the week of October 9th and are in the process of doing a final review to ensure all plantings and beds have been properly finished. Ben also contacted GreenScapes to ensure these new boxwoods would not be trimmed in 2024.
 - 3. Tuckpointing Project –The workmen doing the tuckpointing have encountered more problems than originally identified in their first assessment. The board approved the additional work and these additional repairs will be added to the final bill.
 - 4. GreenScapes 2024-2025 contract - The board voted to approve the 2024-2025 GreenScapes contract.
 - 5. 8603 Summertree Lane – The board voted to approve the work to repair the settlement issues.

- B. Social
 - 1. 20 people attended the October breakfast.

- C. Block Watch
 - 1. Nothing to report.

VII. Old Business:

- 1. Nothing to report.

VIII. New Business:

- A. Next Board Meeting – November 17, 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 10:38am.