

# Woods of Glenmary Patio Homes

## Board Meeting Minutes

November 17, 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 October 2023 meeting was made and seconded. The minutes were approved by the Board.

### IV. Financial Report:

The Board approved buying a seven-month CD using funds from the MSD Fees and Money Market accounts.

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.

The Board approved the 2024 budget which includes a maintenance fee increase (\$235 to \$250.).

The Board approved changing deck maintenance from every four years to every three years beginning in 2024. The Board added a masonry repair project for the retaining wall on all walk-out units. The deck maintenance and masonry repair funding will come from the Reserve accounts per the Reserve Study. In addition, current plans are to restart the gutter replacement project in 2024. Funds will come from the Reserve account.

**V. Section Reports:**

Nothing to report.

**VI. Committee Reports:**

A. Landscaping:

1. A&L Forms – No new forms were submitted.
2. GreenScapes landscape replacement - Complete
3. Tuckpointing Project –Complete
4. Gutter/Downspout Project – The gutter project is on hold until 2024.
5. Settlement at 8603 Summertree Lane – The work has been approved and is scheduled to begin mid-to-late December 2023.
6. Fence Damage – Ben talked to the driver’s insurance agent.
  - He has received a check to replace damaged landscaping.
  - Even though the fence belongs to the day care facility, Ben got the insurance agent to agree to fix the fence and a check has been sent to the day care facility.
  - Waiting on the day care facility to sign the agreement for the contractor to repair the fence.
  - A HUGE thank you to Ben for digging in and getting the repairs under way, despite having to deal with a day care facility who really didn’t seem to care if the damage was repaired!

B. Social

1. 19 people attended the October breakfast.

C. Block Watch

1. No issues.

**VII. Old Business:**

- A. Nothing new to report.

**VIII. New Business:**

- A. Next Board Meeting – January 19, 2024, 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 10:28am.