

Woods of Glenmary Patio Homes

Annual Meeting Minutes

April 23, 2026

I. Meeting:

The meeting was called to order at 6:35pm by Barb Reasor at the Kentucky Realty Office, 3330 Pinecroft Drive in Louisville, KY. Also, in attendance were the following

Board members:

Section 1: Gale Miller

Section 3: No representative

Section 5: Sandra Burnett

Section 7: Mike Robinson

Section 9: Jim Carrico

Section 2: No representative

Section 4:

Section 6: Barbara Reasor

Section 8:

Kentucky Realty: Ben Adams

II. Quorum:

Jim Carrico, Secretary, announced that between those owners present and proxies, there was a quorum of 59 lot owners.

III. Proof of Meeting Notice

Jim Carrico, Secretary, provided that the residents were properly notified by mail of the date, time, and location of the meeting. Therefore, the meeting could proceed.

IV. Minutes:

A motion was made and seconded to approve the May 2025 Annual Meeting Minutes without reading. The motion was approved.

V. Officer/Committee Reports:

A. President – Barb Reasor – Informed the residents that much had been accomplished over the last year and there was nothing new to report that would not be covered in subsequent agenda items.

B. Social – Sandra Burnett – For 2026, the only social event is the monthly Cracker Barrel breakfast. No other events have been planned due to the amount of work required and the lack of interest. Ben inquired if any residents would like to take on the responsibility of organizing a social event. If so, please contact the Board. Sandra also reminded our residents that the gazebo is available for family events. Please contact Kentucky Realty to reserve it.

C. Building/Grounds – Gale Miller

i. The snow removal went well this year and GreenScapes did a great job.

ii. We did not experience much plant loss over the winter months.

iii. The gutter cleaning has been completed.

D. 2025 Year in Review – Ben Adams – Discussed major projects and budget items encountered in 2025, as well as the approved 2026 budget.

i. The primary expenses for 2025 were as follows:

1. Snow Removal

2. Tree removal and trimming

3. Animal (moles) removal (this was removed from the 2026 budget)

4. Masonry work (walk out retaining walls)

5. Plumbing (underground water leaks)

6. Caulking of windows and doors

7. Gutter replacement (completed)

E. 2026 Budget – Ben Adams – Discussed the Board’s commitment to funding our reserve account so there are adequate funds in the future to pay for new roofs when they are required, paving our streets when needed and any other neighborhood-wide projects that are identified. Funding out reserve account over time helps us to avoid special assessments to fund needed projects.

VI. Election of Board Members

A. The following sections are open for election this year – 1, 2, 3, 5, 6, 8, (candidates for sections 1, 5, 6 and 8 were unopposed, we have no candidates for sections 2 or 3).

B. A motion was made and seconded to approve the candidates by acclamation.

The motion was approved by the attendees.

C. Board Members approved by acclimation are as follows: Section 1 Gale Miller, Section 5 – Sandra Burnett, Section 6 – Barb Reasor, Section 8 – Kevin Mitchum.

D. Sections 2 and 3 remain unrepresented.

VII. Old Business:

A. Sections 2 and 3 are still without representation. The Board asked for neighbors in those sections to consider serving.

VII. New Business:

A. The Board will be reviewing the replacement of mailboxes this year.

B. The question of shutter replacement was brought up. There are no immediate plans for replacement. The Board Members will check the condition of shutters in our sections, and we will discuss this in the next board meeting.

C. A resident asked how to determine your section number. They were referred to the association website and to the mailings they receive from Kentucky Realty to identify this information.

D. The question of amending the fence amendment was raised again by several homeowners. Ben explained that the only way to change the current determination is by having a proposed bylaw approved by 75% of homeowners in a special or annual meeting. The Board is not pursuing this.

E. We were asked if the Board uses a bid process for large projects. Ben confirmed that we do.

F. We were asked if we have annual independent audits. We confirmed that we do.

G. We were asked if GreenScapes sprays for weeds, they do but not in the patio area. Also, a question regarding weeds in flower beds.

GreenScapes weeds the flower beds twice a year.

VIII. Open Discussion:

i. This part of the meeting included an open question, answer, and discussion session. The Board attempted to answer as many questions as possible. Those questions that couldn't be answered during the meeting will be addressed. We also took note of the suggestions and will discuss them at the next Board meeting.

ii. Questions arose regarding individual homes 10331 Pine Glen (bush replacement), 10303 Pine Glen (mailbox replacement) and 10301 Pine Glen (an area no longer being mowed). These items will be reviewed and addressed by the Board.

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Barb Reasor at 7:45pm.

Respectfully submitted by Jim Carrico