

Woods of Glenmary Patio Homes

Board Meeting Minutes

June 19, 2026

I. Meeting:

The meeting was called to order at 09:00 am by Barbara Reasor at the Woods of Glenmary pavilion.

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: Jim Carrico ✓

Ky Realty: Ben Adams Site Manager ✓

III. Minutes:

A motion to approve the minutes of the May WOG Board 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.

The Board approved moving \$100,000.00 from the Reserve Account to a CDar.

V. Section Reports:

In section 6, at 8727 Broadwood Court there are multiple issues to address. The concrete landing has dropped approximately 2 inches. Ben will get an estimate to raise or replace. Also, Magnolia limbs are growing into the gutters and need to be trimmed back. Weeds have not been pulled. This led to a discussion of following up with GreenScapes on their contractual obligation to pull the weeds timely.

In Section 7 one of the newly installed streetlights is still not working. (This was initially reported last month.)

In Section 9, the resident at 10419 Pine Glen Circle reported to Sandra that there is an issue with their sidewalk. Sandra reviewed it and stated it is at an angle and we need to consider action to correct it.

Ben discussed the condition of the gazebo. He will get a price to clean / paint it.

VI. Committee Reports:

- A. Landscaping/Building
 - 1. A&L Forms – No current new forms for review.
 - 2. The Board discussed the need for GreenScapes to use walk behind mowers for some areas. This is in the contract but walk behind mowers are not being used. A suggestion was made to have a GreenScapes representative meet with Ben and 1 or 2 Board members to review concern areas. Ben will follow up with this idea.
 - 3. For the drainage swale at the front entrance – it is still too wet for this work. We are hoping for drier weather in July / August. It was discussed that if GreenScapes weeded this area better the area would dry faster.
 - 4. For 10201 PGC – the structural piers have been installed by United Dynamics. An inspection of an additional unit is pending.
 - 5. For 10251 PGC, the payment has been forwarded to the engineer. We are waiting on the final report.

- B. Social
 - There were 12 attendees at the June Cracker Barrel breakfast.

- C. Block Watch
 - 1. The Board discussed young men soliciting to wash windows in WOG. In the Q2 Newsletter we will urge residents not to open the door to solicitors and to not let strangers in their home.

VII. Old Business:

- a. Ben brought examples of the aluminum mail boxes and posts. The Board discussed the costs (\$100,854.20), benefits and future financial needs and agreed to continue using the steel boxes and posts for now.

VIII. New Business:

- A. The letter was mailed to residents instructing them to submit their Proof of Insurance letters to Kentucky Realty.
- B. The next Board meeting will be on July 17th.

IX. Adjourned:

A motion to adjourn was made and seconded. The meeting was adjourned by Barbara Reasor at 10:20 am.