

Glenmary East Homeowners Association Section I and II
Board of Directors Meeting Agenda/Minutes
Date: April 18, 2024

Attendees					
☒	Lonnie Wright (LW)	President	☒	Mike Ratchford (MR)	Director
☒	Louis Holzkecht (LH)	Treasurer	☒	Henry Ford, Jr. (HFJ)	Director
☒	Sharon McDermott (SAM)	Secretary	☐		
☐			☐		

Agenda	
Purpose: Board of Directors Planning / Issues Resolution	Meeting Call to Order Time: 7:14pm EDT
Meeting Location: 8101 Baumler Court, Louisville, KY 40291	Adjournment: 8:40pm

	Item	Details	Discussion/Minutes
1.	Annual Association Meeting	a. Establish date b. Select location c. Construct Agenda & incl SAM nomination d. Update and print proxy forms To Board e. Officer Elections after annual mtg	a, Thursday May 16 @ 7:00 b, LW home (deck if weather permits) c, Complete and ready to Mail d, Send with agenda mailing e, per Association By-Laws
2.	Financial Report	a. Cash on hand b. Assoc Dues collection status c. Expense posting by category for clarity d. Year end projection update	a, \$13, 404 b, Burnette, Bohn & Fundora (\$525 outstanding) c, Done and reviewed d, Approx. \$5,000 year end
3.	Entrance update	a. Maintenance contract with Greenscapes b. New perennials planted by Board Team c. Replace Service Berry Trees fall 2024 d. Holiday decorations (4 th Qtr action)	a, Two year contract @ \$50/visit (approx. 17 total) plus annual flowers & mulch (approx. \$2K/yr) b, Thowel Hinoki Cypress planted (6); awaiting Little Lime Hydrangeas to arrive (7) c, Need to establish costs (fall decision) MR to solicit scoping quote d, MR to procure new timers; live wreaths planned
4.	Member Issues / Complaint Summary	a. Overnight parking; Sewell & Baumler Pl. b. MSD Ditch clogged and full of weeds behind 11301 & 11303 Baumler Place	a, investigation continues; actions to follow b, Item complete, MSD cleaned ditch
5.	Speed Humps / Old Toll & Sewell	a. MR to provide updates	a, Application filed in January; no reply to date
6.	House Keeping	a. State Registration and Fees b. Liability insurance bill received c. Covenants updated and approved d. Homes for sale / New neighbors???	a, Annual report updated; fees paid b, Paid c, Fourth quarter review d, none
7.	Future Projects	a. Dumpster for summer cleanup	a, Roll-back dumpster approx. \$500 (MR to arrange for mid June setup)
8.	New Business	a. Use template or regular agenda/minutes? b. Greenscapes have not billed for work todate c. Entry needs manual shutoff added	a, Template accepted by Board b, LH to make contact c, Chism to quote while turning on system for the season (LH)

Action Items / Unresolved Issues			
Item	Owner	Due	Status
3.b. Plant Perennials at Entry (Hydrangeas)	LW	5/3/24	Awaiting supplier availability
3.c. Replace Service Berry Trees @ Entry	MR	Fall '24	Obtain scoping quote from neighbor
3.d. Holiday decorations	MR	Fall '24	New sensors/timers needed
4.a. Overnight continuous parking complaints	LW	5/15/24	Investigation / personal contact needed
5.a. Speed Humps	MR	5/15/24	Obtain study application commitment
7.a. Clean-up Operation	MR	6/17/24	Obtain detailed quotes and set delivery date
8.b. Greenscapes billing issue	LH	4/25/24	No response to date
8.c. Irrigation system needs shutoff installed	LH	5/15/24	Initiate annual service plus request valve

Approval of Minutes					
☒	Lonnie Wright (LW)	President	☒	Mike Ratchford (MR)	Director
☒	Louis Holzkecht (LH)	Treasurer	☒	Henry Ford, Jr. (HFJ)	Director
☒	Sharon McDermott (SAM)	Secretary	☐		
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