

Glenmary East Homeowners Association Section I and II
Board of Directors Meeting Agenda/Minutes
Date: March 4, 2025

Attendees					
☒	Lonnie Wright (LW)	President	☒	Mike Ratchford (MR)	Director
☒	Louis Holzknecht (LH)	Treasurer	☒	Henry Ford (HF)	Director
☒	Sharon McDermott (SAM)	Secretary	☐		
☐			☐		

Agenda	
Purpose: Board of Directors Meeting	Meeting Call to Order Time: 7:10pm EST
Meeting Location: 8101 Baumler Court, Louisville, KY 40291	Adjournment: 9:00pm EST

	Item	Details	Discussion/Minutes
1.	Annual Association Meeting	a. Establish date b. Select location c. Construct Agenda (ALL)	a. April 24 @ 7:00pm b. Wright Home; 8101 Baumler Ct. c. Complete; LH to distribute before 3/24/25
2.	Financial Report	a. Cash on hand b. Assoc Dues collected to date c. Dues outstanding a/o date	a. \$13,169.23 b. \$8750 c. \$2100
3.	Entrance update	a. Maintenance contract with Greenscapes b. New perennials by Board Team c. Early Spring trim Service Berry trees d. Christmas decorations plans & future capital needs(MR)	a. Two year contract @ \$50/visit (approx. 17 total); now in year 2 (2025) b. Thoweil Hinoki Cypress & Little Lime Hydrangeas planted 2024; One Cypress died and to be replaced when new stock arrives Wallitsch (warranty issue) c. Board members – to be complete March, 2025 d. Purchase live wreaths with red bows
4.	Member Issues / Complaint Summary	a. Overnight parking; Sewell & Baumler Pl. b. New residents at 11210 Sewell (Ganga) blocking streets / stop signs – resolved? c. Above ground garden plots, multiple sites d. Neighbor conflict issues (need details) e. Fences located on easements (LW)	a. No major issues at this time b. No major issues at this time c. Advise neighbors to maintain and keep tidy; HOA will be watching d. None e. LW to notify Fakunle approval
5.	Speed Humps / Old Toll & Sewell	a. Need status summary (MR) b. Police Patrol c. Additional contacts needed	a. MR soliciting inputs from new Councilman (Bratcher) and / or assistant for guidance b. Rarely seen. State Troopers on occasion only c. Mike Penick may be able to help; MR to contact
6.	House Keeping	a. State Registration and Fees (SAM) b. Liability insurance c. Neighborhood Directory needs update (SAM) d. Review & condense box of files/binders left by J. Overturf	a. LH to pay with debit card before June b. Bill received 3/1/202, due 3/15/2025; \$483.60 - Paid c. Louis to distribute mailing list spreadsheet to Board members d. LW and SAM to review and preserve items as required by record retention laws (7 year financials)
7.	New Business	a. Remote water meters / billing Lou Water b. Open (ALL)	a. informative – billing to be monthly by yr end b. none
8.	Covenants possible updates needed	a. Rooftop Windmills / solar panel / other visual restrictions?? b. Replacement roofing requirements?? c. Other	a. Bring up at annual HOA meeting; in agenda b. Ditto c. none

Action Items / Unresolved Issues			
Item	Owner	Due	Status
1a. Annual mtg agenda distribution	LW / LH	3/24	Agenda agreed upon; Mail by 3/24/25
3b. Entry – shrub replacement	LW	4/15	Warranty; plant when plants arrive (Wallitsch Nursery)
3c. Entry – trim Service Berry trees	ALL	4/1/25	Board members agree to trim as weather allows; LW to organize
4e. Easement fence	LW	3/7	Notified Fakunle of approval 3/6/25; acknowledged by him 3/8/25
lk5. Speed Humps	MR	4/23	Checking Councilman support / Penick also

Approval of Minutes					
☒	Lonnie Wright (LW)	President	☒	Mike Ratchford (MR)	Director
☒	Louis Holz knecht (LH)	Treasurer	☒	Henry Ford (HF)	Director
☒	Sharon McDermott (SAM)	Secretary	☐		
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