

2025 Annual HOA Membership Meeting

Glenmary East Sections 1&2

Thursday, April 24, 2025

Call to order; 7:07 p.m.

Introduction of the Board and our Guest: Mr. Jon Bingham, Legislative Assistant to Councilman Kevin Bratcher, 22nd District

Attendance, including valid proxies; 16 households represented, quorum established.

Treasurer Report, by Mr. Louis Holzknecht

A copy of the finances and proposed budget was distributed to the members. We have 2 outstanding bills: 1 for landscaping and 1 for salting of the roads. Financial are reported on the website and updated monthly. www.glenmaryeasthoa.com.

Metro update by Mr. Jon Bingham

This was a very informative presentation by Mr. Bingham. He discussed the chaos of our traffic and the studies and plans to help alleviate some of the mess. Along with ongoing plans by Planning and Zoning to continue to add businesses and residential structures in our area. Mr. Bingham spoke of the plans for a Publix at Cedar Creek Rd and Bardstown Rd, the application for Hy-Vee grocery at SouthPointe Commons is in progress. There will be a storage unit company building near Bardstown Woods, also a Goodwill and 3 new medical facilities on Old Bardstown Rd near Fairmount. Cooper Chapel Rd is to get more R-6 apartment complexes

Mr. Jon Bingham gave a very interesting update on what we can look for down the road. He spoke with us for approximately 40 minutes, this is a brief coverage for the Metro presentation. It was well received by the members and we appreciated his time and information.

Mr. Jon Bingham said if anyone wants to receive the weekly newsletter from Mr. Kevin Bratcher, just email and ask to be added to the email list. His contact for this matter is: jon.bingham@louisvilleky.gov

Old Business:

- Budget: We need to start adding a reserve in the budget each year to update the landscape at our entrance. GreenScapes, our contracted landscape service, is starting to get a routine with our landscape needs. They are slow at sending their bills. This is the second year of a 2 year contract and they seem to be doing better.
- Street lights: any broken or damaged street light can be reported by anyone to LG&E at 502-589-1444, follow the prompts. or report to Henry Ford at 502-608-8445.

- Speed Humps: Mr. Mike Ratchford has been the champion pushing these street humps and traffic studies to try to help with our huge traffic volume and the speeding vehicles along with the ones running the stop signs. Two studies have already been conducted, one was lost by Metro and the other was incomplete due to them only setting up a 12-hour study which did not cover the busy rush hour time frame. There was a discussion among the members regarding making our streets private roads vs. public roads. Our community would be responsible for the cost of all repairs and paving. Mr. Bingham explained that change would never happen because the roads have always been public and Metro would not allow the private roads to happen. We are pushing for 2 speed humps to help the subdivision; one on Sewell and one on Old Toll Rd. The community has to pay half the cost of each, if approved, which is approximately \$5,000.00 total.
- Sidewalks: Missing sidewalks on Old Toll Rd (near Colonel Hancock) are a cause of concern. Mr. Bingham suggested that we send the request to install the sidewalks to him.
- Potholes: The poor quality of the repair work on the potholes was addressed and to get placed on a schedule again.

New Business:

- Short discussion regarding raising dues to help with the high cost of snow removal. Afterwards a motion was presented to table this matter until next year. Seconded and passed.
- Spring Clean Up for the community. Check your yard appearance and especially the condition of your mailbox. Many are in need of paint and touch and/or parts replacement. A new mailbox or replacement parts can be ordered from Duggins, Co. 502-966-5774 or see the section for Mailboxes on the website.
www.glenmaryeasthoa.com
- Back yard garden: we have no rules in the Covenant, but if the gardens become unsightly and offensive to neighbors an effort to better the situation could be necessary. If well maintained, there should be no issues.
- A discussion about updating the Covenants to better set guidelines with the material now available in the changing market for those that would be acceptable for roofing. The board will take this matter in advisement and at a later date do a study for necessary changes to the Covenant to be presented to the members.
- Mr. Wright asked if anyone would be interested in joining the Board. No hands.

Meeting adjourned 8:49 p.m.

Minutes respectively submitted by;
Sharon McDermott
Secretary

Approved: M. Ratchford, H. Ford, L. Holzknicht, L. Wright, Sharon McDermott