The Reserve at Glenmary

Board Meeting

July 20, 2022

Call to order 6:34 p.m.

Attendance: Board – Andre Stuckey, Allyson Fitzsimmons, Kate Abbott, Kyle Turpin, Linda Sistrunk. Kentuckiana Property Management ("KPM") – Travis Thomas.

I. Pond: Discussion of bid from Two Fish for replacement fountain and whether or not we will need fish and chemicals or just chemicals to maintain the pond going forward. The Board has all voted yes for the replacement of the fountain by Two Fish and Travis will inquire with Two Fish as to whether we need both fish and chemicals to maintain the pond.

With respect to the old fountain which is no longer operational, the board reviewed the facts and discussed optional 3 paths forward and decided the following:

- No legal action will be taken at this time, however, action to prevent this vendor from further action within the neighborhood has been taken.
- The Board recognizes that the Statute of Limitations has not yet tolled on this issue, so if need, further legal action can be taken.

II. Pool cameras: All members in attendance voted yes to recording subscription for Ring cameras at the pool. All members also agreed to give access to 3 of the Board members (Andre, Kate and Kyle) to limit the amount of access for security reasons. Travis, as our property manager, will also have access to said cameras.

III. Pool. Various items as outlined below:

- Pool maintenance company. Current issues with current company. A Board member presented option for a potential pool maintenance company. We will table this item for Winter meeting agenda (after pool season) for continued discussion and possible contract with a new company.
- Pool gate. In order to change the pool gate, the entire gate would have to be modified. Will table this item for Winter meeting agenda.
- Pool keys. FOB v. keypad discussion. Will table this item for Winter meeting agenda.

IV. Violations. The Board voted on a fine structure to put in place. Adopted new Board policy with respect to fins structure for violations.

V. Changes to CC&Rs – sheds, "temporary use of common space" and addition of neighborhood vendor rule. Discussed the need for a clear definition of "shed". Discussed the need for a clear definition of "temporary" with respect to common space. This will become a newly adopted Board rule and Allyson will be typing that up for consideration. The Board adopted a new neighborhood vendor rule, as follows: In order to consider a bid from a neighbor for work, 2 outside bids will also be required.

VI. HOA dues. Discussed changing payment due dates and late fee assessed dates. The Board all agreed and voted yes to March and September payment due dates which will then allocate the late fee assessed dates accordingly.

VII. Sidewalks. Update from Robin Engel's office is that they have been approved, however, no timeline for start of repairs.

VIII. Grass contractor. Discussion of the quality of work. Since adding this item to the agenda ahead of this meeting, it seems as if the quality is getting better. Therefore, we will monitor this for future action.

IX. Fire lane – South end of Gentlewind Way cul-de-sac. Discussed the need for fire lane signs in that cul-de-sac and all Board members voted yes for those signs.

X. Street signs. Discussed the need for reflective vinyl on signs for emergency personnel to clearly see the street names.

XI. Solar panels. A Board member received some information from another neighborhood's HOA as to their policy and guidelines with respect to solar panels. Said Board member presented this information to the Board via email while at the meeting. Further discussion will occur on this topic.

XII. Insurance. Our insurance expires end of July. We will need new insurance coverage. Travis has another agent shopping around for quotes.

XIII. Meeting adjourned at 8:03 p.m.