

The Reserve at Glenmary
Board Meeting
September 16, 2022

Call to order 6:36 p.m.

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

- I. Delinquencies. Discussed current HOA dues delinquencies and remedies.
- II. 2023 Budget. Due to homeowners by 12/1. Will be reviewed and discussed at November meeting to get out to homeowners by the deadline.
- III. Pool. Various items as outlined below:
 - Pool closure occurring this month.
 - Winterization of the pool house 9/19 – discussed the need for signs on the bathroom doors in pool house (after winterization, bathrooms cannot be used).
 - Pool furniture needs stored away – all agreed the Board will take care of this.
 - At a future meeting FOB v. key pad and pool gate to be modified will be discussed and budgeting for implementation hopefully for next season.
 - Pool openers/closers – put to a vote for Board members to approve “credit” on their HOA dues for their services this pool season – all approved.
- IV. Bids/quotes. Various as outlined below:
 - New pond fountain – deposit has been paid, just waiting on new fountain to come into stock.
 - Pool upgrades/enhancements – bids obtained from pool management company as to 2 new upgrades with respect to the chemicals and chlorine which would safely monitor the pool pH and sanitizing levels, as well as a more cost-effective alternative to liquid chlorine.
 - KPM will obtain a bid for a new landscaper.
 - KPM will obtain bids for new trees to be planted up front as a result of the tornado damage.
- V. Owner request: large stumps in common area – would like them removed. KPM obtained bids for this service and all on Board in agreement to proceed a bid to have the stumps removed via a stump grinder.
- VI. Violations. Shed in a homeowner’s back yard. KPM to discuss with their legal department as to putting into place a definition, including dimensions for sheds.
- VII. Street signs. Discussed the need to order a street sign on the lower end of Sanctuary Lane.
- VIII. Fire lane sign. Discussed the need to order one more fire lane sign for cul-de-sac on South end of Gentlewind Way.
- IX. Social activities for the community. Discussed hiring food trucks, having a neighborhood block party and potentially a fall fest/chili cook-off. KPM will call some food trucks to check availability.
- X. Halloween / trick-or-treating. The Community Facebook page will be updated with date/time once Jefferson County releases their date/time.
- XI. Meeting adjourned at 7:25 p.m.