

## **The Reserves at Glenmary**

### **Meeting Minutes**

**Annual Meeting – June 8, 2023**

**6:03 p.m. – 6:51 p.m.**

Call to order - 6:03 p.m.

Board Members in attendance: Andre Stuckey, Kate Abbott, Allyson Fitzsimmons, Kyle Turpin, Linda Strunk

Kentuckian Property Management, LLC (KPM): Travis Thomas and Bobbi Hoover

I. Introduced Board Members and KPM.

II. Roll Call/Proof of Notice.

III. Quorum needed 50% - outcome: Met.

IV. Call to approve last year's annual meeting minutes: 2 homeowners: Sissy Gaes and Gina Briggs approve.

V. KPM provided 2022 financial review.

\*Despite budget overages last year and inflationary increases in 2023, the BOD approved a budget for 2023 that did not include a fee increase. A fee increase will likely be needed in 2024 due to increase in insurance, hiring a better (more qualified) pool management company, increases in utilities, garbage contract increases slightly in 2024.

VI. Year in Review:

- KPM hired effective 1/1/2022
- Tornado in Spring 2022: Discussed the impact on our community and the many homes damaged. Several trees located in common areas were damaged and removed. Several street signs damaged. Insurance company did not provide any relief due to "act of God" and trees not being covered by the policy.
- New fountain installed – since installation, there have been a couple of clogs (mostly due to snails). The Board is working with the installer to fix this problem and trying to find a solution to prevent this from reoccurring in the future.
- Security cameras installed – discussed what one Board member has access.
- New pool management company last year – ACS (contract not renewed for 2023).
- New cleaning service to clean bathrooms while pool is opened.
- New insurance agent (Bluegrass Insurance) – insurance coverages were increased that were originally lacking in previous policy from previous insurance agent.
- Food trucks being hired at various times throughout the year.

VII. Homeowner concerns:

- Playground is in bad shape: the Board is going to look into repairing or replacing based on budget.
- Dead/fallen trees near 8809 Gentlewind: the Board/KPM will investigate.
- The subject of sheds was brought up, however, we explained to the homeowners that it is an issue with a clause in our CC&R's and in order to amend them, we will need a 75% vote of the neighborhood to allow sheds. It was explained that this was attempted in the past, but we were never able to get the 75% vote.
- Other worn, un-readable street signs: the Board will reach out to Signorama to get these replaced in due time.
- Barriers at end of Gentlewind: a major concern, but this is a City issue in which will still try to get resolved with Councilman Robin Engel's office. An email will be sent by KPM on behalf our community as a whole.
- Cars parked on streets is a major concern: The Board has tried to remedy this in the past and will discuss other methods.

VIII. Violations:

- The Board re-iterated to homeowners to please maintain their properties.
- Reminder to homeowners to complete the Architectural Change Form as required, for any changes made to their property.

IX. 2023 Board Election: 1 spot; Allyson Fitzsimmons voted in for 2<sup>nd</sup> term.

X. Meeting adjourned at 6:51 p.m.