

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
September 12, 2016

The monthly meeting of the PG Board of Directors was held Monday, Sept. 12, 2016. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Tony Vick, Dan Palacios, Ben Lampton, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Also present was Ms. Amber Stone, a soon-to-be new owner who came to observe only. Sandy called the meeting to order at 6:30 p.m.

Nancy moved to accept the minutes as written and distributed to all board members. Debbie seconded; approved. Jean gave the Treasurer's report which Tony moved to accept. Nancy seconded; approved.

OLD BUSINESS:

1. The Monthly walk around—Dan reported the decks at 13551 and 3400 have structural damage; Greenscapes needs to fill in area of lawn behind 3401; an additional propane tank is on a patio and needs to be moved or removed; the satellite dish at 13616 (not being used) will be moved; and the car at the corner near the Church lot has expired tags and needs to be moved or towed.
2. Concrete bumpers have been placed where indicated.
3. The square footage measurement is completed and the results should be in the Board's hands by the October meeting.
4. Phil reported the patio power wash will be complete after building #8 is done with approximately 88 total being washed.

NEW BUSINESS:

1. During the power washing, it was very evident again a method of identifying the Unit from the back was necessary. Purchase of house number plates was discussed. Phil stated they could be purchased and installed for the cost of \$2440. Sandy moved and Debbie seconded to purchase these plates and have them installed.

2. Building # 5 will get a new roof scheduled for this fall.
3. The picnic is scheduled for Saturday, Sept. 17th. Dan Rapp graciously offered to provide the meat & buns.
4. There are still more landscaping bids to come in before a decision can be made.
5. Drainage problem - Ed Flynn (Flynn Bros.) met with Mindel/Scott to evaluate and propose a solution to the flooding problem. Sandy moved, Debbie seconded to have Flynn Brothers correct the drainage problem before any further flooding occurs. Motion was passed with one member abstaining. Dan R. will check to see when they can begin the work.
6. Phil explained why the sand bags behind units took longer than expected. They were placed in the wrong place and then additional bags had to be purchased.
7. The situation with the owner of Unit 13508 was discussed. The cleanup of the yard is not complete as yet. All trash has been removed, graffiti is gone, and most of the pink paint has been removed. Only the front has been taken care of and the back will be worked tomorrow. There was 6 hours of work in the front. After work is complete, the charges need to be totaled and added to her account. The Board recognizes the need for this owner to get help and efforts are being made to contact family and/or friends. Also, the Attorney will get the police report and charges could be filed for destruction of property.

The meeting was adjourned at 7:45 p.m.