

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
APRIL 14, 2014

The PG Board of Directors monthly meeting was held April 14, 2014. Board Members attending included Ben Lampton, Joe Jordan, Phil Hanna, Bill Gaar, Tony Vick, Nancy Chaplin, and Sandy Athanasakes. Dan Palacios notified the Board he would be absent. Dan Rapp of Kentucky Realty was also present.

Sandy called the meeting to order at 6:30 p.m. The first point of order was the resignation of Teresa Good from the Board. Nancy was appointed to take over as Secretary in Teresa's place. There was also clarification for Dan R. (Ky. Realty) regarding the Treasurer. Bill Gaar is the Treasurer, and he along with Phil and Tony now comprise the Finance committee. Collection of unpaid maintenance fees making personal contact with owners will be Phil, Tony, and/or Sandy.

The minutes of the previous meeting had been emailed to the Board by Teresa immediately following that meeting. Phil moved they be accepted as written and Joe seconded the motion.

Bill gave the treasurer's report. The monthly deposit to the reserve was made. Discussion was held regarding our procedure for those delinquencies reaching \$1000 and subject to foreclosure. The Board decided to invite the Attorney, Mark Sandlin, to attend the next meeting to discuss the possibility of garnishing wages before moving to foreclosure. Phil moved to accept the treasurer's report and Tony seconded.

OLD BUSINESS

Dan R. reported on the patio replacement and its possible completion in the next week subject to weather. The bids for the concrete work were \$3000 from Flynn Brothers and \$2775 from Kingsbury. Kingsbury also gave a bid of \$500 to repair one drain or \$295 each for multiple drains. There are seven drains which could use repair, two needing immediate repair. After discussion, Ben moved we take care of the seven drains at the same time the patio repair is done. Tony seconded the motion and all approved.

Dan R. gave his walkthrough report noting the siding repair work was scheduled for this date but was not done because of the weather.

The gutters along Factory Lane are filled with leaves and need to be cleaned. Dan will make arrangements for the work to be done.

Areas where shrubs, etc. are overgrown along the side and back of the property will be cleaned up to discourage youngsters from using the areas for 'club house' activities.

The bicycle that was found has not been claimed. Joe will contact the police to see if it was reported stolen.

NEW BUSINESS

Joe reported the Metro P & Z inspector will come out some time before May 12 to check the water shed being dumped on our property from the Paddock property. Joe will also find out who is responsible for the sidewalk along Factory Lane.

The annual yard sale is being planned for June 14, 2014, and will run from 7:30 a.m. to 2:00 p.m. This is the same date and time as Forest Spring's yard sale. The Church has graciously granted us permission to hold the sale in the parking lot. This will allow all participants to be in one location and hopefully bring in more buyers. Nancy will run ads in the newspaper and on Craig's List. Sandy reminded everyone of the bridge meeting to be held in May. She will find out the exact date and time.

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