

**PINNACLE GARDENS**  
**BOARD OF DIRECTORS MEETING**  
**October 12, 2020**

The monthly meeting of the PG Board of Directors was held Monday, October 12, 2020. This meeting was held via Zoom due to the Covid-19 virus. Board members taking part were Jean Kellett, Nancy Chaplin, Debbie Jordan, George Coleman, and Sandy Athanasakes. Dan Rapp arranged the Zoom meeting and represented Kentucky Realty. Sandy called the meeting to order at 6:30 p.m.

Jean moved to approve the minutes of the August meeting and George seconded. There was no September meeting because the Zoom app failed. The Treasurer's report was given by Jean. Debbie moved to approve the August report and Nancy seconded. There was no discussion on the October financials.

**WALK AROUND REPORT:**

1. Dan Palacios notified the board he can no longer do the monthly walk around.
2. The end unit of Bldg. 8 the windows are a mess with black plastic coverage and the window is broken out. Dan R. will call Southland Glass to measure & install.
3. Dan R/ Ky Realty will take care of the maintenance items on the list.

**OLD BUSINESS:**

1. Debbie reported at least one water valve has been located behind every building. Some have 2 or 3 valves. Sean & Debbie will walk the grounds and make sure to locate all valves. Eric will come up with something to make these sites stand out when mowing.
2. Entrance stones have not been repaired as yet. Dan R will get caulking gun & glue for a work time on Friday, Oct. 23rd after lunch.
3. There are a number of 13th payments not received as yet.

**NEW BUSINESS:**

1. Dan R. will send the board a letter informing what to do about an Annual meeting during Covid times.

## NEW BUSINESS: con't

1. Budget 2021—Dan R. will prepare a proposal after which a committee meeting will be held to work on the budget.
2. Insurance contract — There is a new 1% deductible for each building. Note that if the Association does not have the money to pay, an assessment would have to be made.
3. Roofing project — Should be completed by end of week. Next week they will start on replacing the eaves. A couple of units have had some minor damage and the roofing company will take care of them.
4. Two landscaping projects were discussed and approved by the board. They are:
  - A. Drainage basin cleaning, trimming, etc. at cost of \$477
  - B. Remove and/or replace 18 boxwoods at 13543, 3407 & 3411 for a cost of \$1366.59
5. Snow contract — It was decided there would be a trigger amount of 3 inches of snow and that ice would be decided on an as needed basis. Debbie and George will be responsible for the decision and notifying for any work to be done.
6. Outside entrance lighting — George said we need an enclosed outlet on the right side before winter. One already exists on the left side. Also, he noted they would look at the possibilities of red and green lights at Christmas time while they are doing the stone work.

An FYI announcement — Unit owner Sean Kravitz bought a new playground unit for the church. He has done this because of the Church's cooperation with our Association and as a good neighbor. He posted on Facebook and has asked any unit owner to assist in the cost if they want.

The meeting was adjourned at 7:40 pm and the board did agree to hold the next meeting via Zoom also.