

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
February 13, 2017

The monthly meeting of the PG Board of Directors was held Monday, February 13, 2017. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Dan Palacios, Ben Lampton, Cesar Cestero, Gary Stinson, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Debbie moved the minutes of the previous meeting be approved as written. Nancy seconded. Approved. Jean gave the treasurer's report. She asked for explanation on a maintenance bill and Dan R. said it is to be reimbursed by unit owner. Jean moved to approve and Phil seconded. Approved.

OLD BUSINESS:

1. The results of the walk around by Phil were given: Unit 13604 has a rusted out propane tank on the patio that needs to be disposed of for safety reasons. A letter will be sent to request the owner to remove.
2. Dan Rapp reported the appeal on the court case did not go through and Unit 13549 has now paid \$3047.25 through the court. \$621 is still due for the three months payment.
3. There are seven accounts showing under \$25, many mere cents, due at the end of the year. It was decided these accounts will be written off as has been done in the past.
4. Front entrance redesign was discussed. It was decided to have a landscaping committee to work on this and with Brightview to do work in phases. Committee members are Sandy, Debbie, Phil, Nancy, and Gary.
5. Square footage ballot results were discussed. The vote was 32 yes and 16 no. Since some did not fully understand, a majority of the Board decided to have Attorney Eyle formulate a letter explaining the reason for the measurements, the consequences, and to provide a second vote.

NEW BUSINESS:

1. Officers for the current year were selected. Remaining in their office were Sandy as President, Jean as Treasurer, and Nancy as Secretary. Phil becomes Vice President.
2. Front entrance lighting was discussed. A quote was received from Outdoor Lighting Perspectives of Louisville. It did not have all the information we requested so will contact them again.
3. Snow and Ice removal contract was discussed. Brightview sent a quote but it was decided to negotiate further with them.
4. Unit 13512 is reported to have constant water in back along Factory Lane. Attempts to fix this last summer have not been effective. Phil will get with Ryan of Brightview.

Meeting was adjourned at 7:40 p.m.