

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
June 14, 2021

The monthly meeting of the PG Board of Directors was held Monday, June 14, 2021. 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, Dan Palacios, Jackie Crenshaw, and Sandy Athanasakes. Dan Rapp arranged the Zoom meeting and represented Kentucky Realty. George called the meeting to order at 6:30 pm.

The minutes of the last meeting were approved as written. No treasurer's report was given.

OLD BUSINESS:

1. Street signage—Jackie said her place of employment would reface them, take them down, paint & then put back up. Replacing them with aluminum signs was also suggested. Jackie will get pricing on both suggestions.
2. Roof & Gutter replacement Bldg #6 — gutters are to be installed next week.
3. Legal action on Unit 13545 — We received two legal opinions on possible action. An letter will be sent to the owner of the unit to have the current resident out with in 10 days or legal action will be necessary.
4. Mailboxes — The cost of repainting the mailboxes (from Superior Construction) would be \$4378.96. The cost is high because the work can only be done on Sundays. Consensus of the board is to wait on this project.
5. Orange buckets are gone.

NEW BUSINESS:

1. Recycling service — Sandy reported the service must be with the Association and with all units. The cost would be \$546 per month or \$5.25 per unit. Since there is a question regarding unit owners handling and storing of the containers, the board decided to present this at the Annual meeting in January and have attendees give input and make final vote. This action will be included in the letter to all Unit owners in December.

NEW BUSINESS cont'd:

2. Water issue — The pumping station has been repaired. It did not work because the light had burned out. Again, there were diapers, feminine hygiene products, and other items that should never be flushed down a commode. A target letter to all unit owners in Building #8 will be sent regarding this ongoing issue. Dan R also noted the water spout behind bldg. 8 had not been turned completely off causing a water problem.
3. Legal action against Unit 13508 for unpaid fees — Dan R will set up a Zoom meeting with the Attorney and the board to discuss our options.
4. Locating all water spigots behind buildings — Dan R said he had a metal detector if we wanted to use it. Debbie and Sean Kravitz are taking on this task. There was discussion as to how to keep the locations marked including reflectors at each site or possibly a collar built around each site.
5. The July meeting will be back to an in-person meeting at the Church.
6. Debbie presented work orders 18706 for June, 18707 for Sept, and 18708 for Dec for Aphix to clean the drainage basin and trim grass back along edge. Each work order is \$349.80. The board approved these. Board also approved work order #18710 for dead shrub removal & yard work at 3 different units.

Walk-arounds

1. Jackie — Unit 13551—pillars and door frames need to be painted. This would be for end units only on the building. Association would be responsible for this. Also, all fences need work or painting. She noted black piping is sticking out of ground on side hill behind units. Also noted a dog tether was in back of unit 13527.
2. This brought up the question about needing to replace all the fences as many are in need of repair and most need re-staining or painting. White vinyl fencing was given as a possibility. This item was deferred until the July meeting.
3. It was noted some patios are very cluttered and an eyesore for the community.

The meeting was adjourned at 7:30 pm.