

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
September 11, 2017

The monthly meeting of the PG Board of Directors was held Monday, September 11, 2017. Board members present were Debbie Jordan, Nancy Chaplin, Phillip Hanna, Ben Lampton, Gary Stinson, Jean Kellett, 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. Gary seconded. Approved. Phil moved to approve the treasurer's report from July. Debbie seconded. Approved. Jean gave the current financial report. There was no transfer of funds to the Reserve Account in July or August. The new roof for Bldg #1 was paid in August. Some of the bills for August were discussed and all were in order.

Walk around results were given by Dan R:

1. Unit 13504—poor drainage in this front yard. Suggestion to put PCP pipe deeper in place of black plastic.
2. Unit 13529 - there is a grout crack in rear of building
3. Unit 13606 & 13616 - dish needs to be removed
4. One bumper still needs to be put in place
5. Unit 13512 - the tree in back of this Unit must be removed because it continues to erode under the air conditioner. A bid from Zeppa's will be requested and the bid from Epic needs to be verified. These bids are to remove tree, roots, and to level the air conditioner.

Also letters were sent to the following as a result of the walk around:

1. Unit 13534 to remove concrete pavers and pile of dirt at edge of patio as it obstructs the work of the ground crew.
2. Unit 13600 to remove the grill on the deck.
3. Unit 13604to remove propane tank from the balcony.

OLD BUSINESS:

Sandy announced Zeppa will take the rocks from the pumping station area.

NEW BUSINESS:

1. It was reported nails are still being found in yards after the completion of the roof on building #1.
2. Epic has been notified of the leak in Unit 3409.
3. LG&E has been notified about the flickering light on Factory Lane.
4. A bid for snow removal was received from Zeppas.

The Board then went into Executive session to discuss the following:

1. Unit 13510 is badly in arrears. It has a recorded lien on it so the next step will be to have the Attorney send a demand letter. If no response, it will go to collection.
2. Unit 13508 and possible actions. Phil moved that the Board proceed with foreclosure on this unit. Debbie seconded and there was unanimous approval. Also, Phil will talk to someone at the 8th precinct to check with them regarding their possible action on outstanding warrants, etc.

Meeting was adjourned at 7:40 p.m.