

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
August 12, 2019

The monthly meeting of the PG Board of Directors was held Monday, August 12, 2019. Board members present were Jean Kellett, Nancy Chaplin, Debbie Jordan, Dan Palacios, Phillip Hanna, and Sandy Athanasakes. Dan Rapp represented Kentucky Realty. Sean Kravitz attended as a guest. Sandy called the meeting to order at 6:30 p.m.

Phil moved to approve the minutes of the last meeting and Nancy seconded. The Treasurer's report was given by Jean. She stated we were unable to put money in the reserve account this month. There was discussion about the Zaring bill and cost. Also, it was stated there was a broken water spout in the garage at Unit 3400. There was no discussion on the June report and Debbie moved to accept and Phil seconded.

WALK AROUND - Dan P. did an extensive and thorough walk around previous to the meeting and sent out an itemization of his findings. He did not have access to previous submissions of the [Grounds/Landscaping/Architectural Design Replacement/Request](#) forms.

1. Dan R. did correct some of the maintenance issues. He will let us know which ones.
2. Dan R. will get with roofers regarding the roof issues listed.
3. Dan R. will check out and work on fence repairs.
4. Phil to find out when Zeppa will be doing their fall trimming.
5. Drier vents and the cleaning were discussed. Dan R. will replace vent caps.
6. Dan R. will send letters to two Unit owners with fire pits in the rear.

OLD BUSINESS:

1. A new lock has been installed on the shed. Phil and Debbie have a key.
2. Dan R. will get new water keys for those needing one. A discussion followed regarding the best way to make the water faucet cover visible to all. It was decided to paint the covers a florescent orange. Dan R. will have them painted.

NEW BUSINESS:

1. Sean Kravitz was asked to join the Board. He will give his answer after discussing with family.
2. There was discussion regarding new land development in the area and how we can find out what is planned. More research is needed.

Meeting was adjourned at 7:30.