

Pinnacle Gardens December 12, 2022 HOA Board

Meeting

Board Members in attendance: George Coleman, Debbie Jordan, Jackie Crenshaw, Melody Gary, Jean Kellet, Sarah Nordham, Tony Vick, Danny Lind , Alex Berger, Shaun Haley(Kentucky Realty). Meeting was called to order at 6:30pm by George Coleman. The minutes of the last meeting was approved as written and corrected. Jean Kellet gave the treasurer's report. Bob Detherage from Sherpard Insurance attended to review the insurance policies for 2023. The board voted on LIO company at \$52,547 for the year.

A note from our president George Coleman.

This year the Board sought bids for our insurance coverages. Our property manager Shaun Haley (KY Realty), asked for bids from our current agent, and also from Sterling Insurance Agency.

Our current agent, Bob Detherage, with Shepard Insurance Agency, gave the following insurance company bids:

Acuity/Cincinnati \$65,289; Auto Owners /Cincinnati \$48,209; LOI/Motus/ Cincinnati \$55,597 .It should be noted that our current carrier, MiddleOak has declined to renew.

Agent Brain Crawford of the Sterling Thompson Agency gave the following bids: State Auto \$75,684; Nationwide \$75,597; West Bend \$51,305. He also advised that the following companies declined to give a bid due to various underwriting guidelines: Liberty Mutual; Grange; Secura; EMC.

It also should be noted that George Coleman, current President of the Board, sought bids from Agents Norman Fallot and Ryan Reynolds of Brown & Brown Insurance Agency. But they advised that they were unable to provide a quote due to Sterling Thompson blocking Liberty Mutual, the market they wanted to use.

Unfinished Business:

- Legal issue with unit 13508 for outstanding HOA balance \$17,397.94 . Shaun Haley informed the board that unit 13508 is in foreclosure.
- Missed tall trees behind building 1 and 2 - Shaun will contact the tree company to make them aware of the missed trees.
- Shaun will mail out 2023 HOA letters and budget.

- Shaun will mail out to all units letter about annual meeting.

New Business:

- The 2023 budget was revised with an increase 3% and approved by the Board.
- The Board approved the Annual meeting date for January 21,2023 at 10:00am at Grace Evangelical Church.13060 Factory Lane.
- Shaun Haley will send demand letters for 60 days above HOA dues.
- Shaun Haley will contact Robert DeWees about deed restrictions.

Projects for 2023:

- Privacy Fencing- Quotes on power washing and staining
- Seal Coating Roads
- Roof and gutters for building #4

Meeting adjourned at 8:47 pm