

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
January 14, 2019

The monthly meeting of the PG Board of Directors was held Monday, January 14, 2019. Board members present were Jean Kellett, Nancy Chaplin, Debbie Jordan, Gary Stinson, Ben Lampton, Dan Palacios, Ted Koeltz, Phillip Hanna, and Sandy Athanasakes. Dan Rapp represented Kentucky Realty. Sandy called the meeting to order at 6:30 p.m.

Debbie moved to approve the minutes of the November meeting and Gary seconded. The Treasurer's report was given by Jean. There were no questions or comments except to note the water billing was in usual range. Since there was no discussion on the November report Phil moved to accept and Nancy seconded.

WALK AROUND:

1. The remaining areas with leaves have not been removed. Phil will be in contact with Zeppas to complete this task when the weather is OK.
2. The roof leak and roof damage that was reported have been taken care of.
3. Dan R. will respond to the email regarding loud music at night.
4. The water cooler laying in the front entrance area will be removed & disposed of.

OLD BUSINESS:

1. Zeppa's offered a 5% discount if the bill is paid on a quarterly basis. The offer was discussed and the board members agreed to continue paying monthly.
2. Handicapped parking was discussed as a result of complaints of lack of parking and also the repeated parking on the street. Sandy read from the City ordinance stating our complex size would require three handicapped parking spaces. We currently have five. After discussion, Nancy moved to retain three spaces and eliminate two spaces where there are multiple spaces located. The retained spaces should be those with diagonal lines adjoining the space. Jean seconded. The motion was approved with eight voting for and one against.

NEW BUSINESS:

1. The annual meeting will be held January 26th at 10 am at the church with board members to arrive early to arrange the room.
2. Projects for 2019 were discussed.
 - A] Complete gutters for building 8
 - B] Finish power wash some driveways, some siding, and mailboxes. (This will not be done until the gutter work is complete.)
 - C] Insulation blown into walls of end units
 - D] PG Council of Co-Owners Facebook Page
 - E] Instruct unit owners on how to clean Algae from patio fences
 - F] Faded and worn street signs need to be replaced
 - G] Paint mailboxes after power washing
 - H] Determine if there is a way to add more parking spaces
 - I] Build up the reserve account
 - J] Create a walk-around check list

3. Ted Koeltz tendered his resignation from the board this evening.

In Executive session Sandy informed the board that Chase Bank has begun foreclosure proceedings on Unit 13508.

With no further business the meeting was adjourned at 7:40 p.m.