

PINNACLE GARDENS HOMEOWNERS
ANNUAL MEETING
JANUARY 9, 2016

Informational note: In an unusual situation of not being able to access the Church because the wrong key was given to us, a majority of those attending agreed to go on with the meeting at the entrance of the Church rather than reschedule.

Board members present were Ben Lampton, Debbie Jordan, Jean Kellett, Nancy Chaplin, Peggy Sullivan, Phil Hanna, Tony Vick, and Sandy Athanasakes. Dan Rapp was present representing Ky. Realty. All attendees signed the record of attendance and proxies were noted.

Sandy called the meeting to order. Nancy moved to dispense with the reading of last years minutes and approve them. Tony seconded.

Jean gave the Treasurer's report. Balances at the end of 2015 were: Operating account - \$6771.67; Reserve Account - \$167,538.54; Accounts Receivable - \$11,262.97; and a debit card (for emergency use only) \$500.00. Debbie moved to approve the report and Tony seconded.

A question arose as to the number of units in arrears. Sandy noted the very small dollar and cents amounts will be written off to decrease the percentage of units in arrears.

Dan Rapp informed the group his company will soon have a new employee to go after delinquent accounts for organizations such as ours. That includes going to small claims court and the payment for this service will be a percentage of the collection.

A question of the square footage arose again. It was explained how the square footage originated and that we must base our fees on the information recorded in the Master Deed.

OLD BUSINESS:

Sandy informed the group of all the improvements that were done in year 2015.

1. Front entrance landscaping was redesigned
2. More lights were added to improve safety
3. All privacy fences were cleaned and stained
4. A new roof and gutters were put on Building No. 7
5. All buildings were grounded to prevent lightning strikes and/or damage
6. Several water valves were replaced in the common areas between buildings
7. A cage was purchased to cover the irrigation back flow preventer because of prior damage
8. A snow blower was purchased to maintain mailbox areas and walk areas in the winter

NEW BUSINESS:

Plans for 2016:

1. New roof and gutters on Building No. 5 with the possibility of a second building.
(The buildings are being done in the order determined as most needing roof replacement.)
2. Landscaping and front entrance improvements
3. Decks and the mold situation must take precedent. The mold was tested and is not a safety or health issue but it is unsightly for the residents
4. Continue working to get sound barriers along the Snyder Freeway

Board members and officers remain the same for the coming year.

Meeting was adjourned at 10:40 a.m.

