

PINNACLE GARDENS  
BOARD OF DIRECTORS MEETING  
MAY 12, 2014

The monthly meeting of the Pinnacle Gardens Board of Directors was held Monday, May 12, 2014, with the following board members present: President, Sandy Athanasakes, Tony Vick, Bill Gaar, Ben Lampton, Dan Palacios, Joe Jordan, and Nancy Chaplin. Phil Hanna notified Board of his absence. Dan Rapp represented KY Realty. Guests included Atty. Mark Sandlin and residents, Martha and Mary Sammons.

The meeting began by asking Martha Sammons to present her change request she submitted for a new patio door. A picture was distributed for all to see. The board members were given the opportunity to ask questions so a decision could be made during the closed session of the meeting. With no further question of them, Mss. Sammons left the meeting.

The Board then turned to Mr. Sandlin to get his help on how we should pursue the handling of delinquent accounts. The following are items he gave to help the board decide on a process.

1. Foreclosure is the most costly.
2. Take to District Court for less than \$5000 – this is less costly and faster.
3. Subpoena the owner to appear in the Attorney's office with bank and tax statements, giving the owner the opportunity to work out a payment plan. This does require a judgment first.
4. Garnish wages. This also requires a judgment and completion of forms and requires time. It could impose up to 25 percent of net income per pay period.

Mr. Sandlin will prepare his billing costs for the above actions, so the board can make an appropriate decision. With no more questions/discussion, Mr. Sandlin excused himself from the meeting.

The regular meeting agenda followed. Tony moved to approve the minutes as previously submitted by email. Joe seconded. Approved.

The Treasurer's report was given by Bill G. One bill was questioned but OK'd after explanation from Dan Rapp. Garbage cans left out front was discussed. Board members will try to remind neighbors to take the can in so we do not have to impose so many fines. Nancy moved to approve the report and Tony seconded. Approved.

A walk thru report was given by Dan R. stating the patio replacement work has been completed. Also, the gutters along Factory Lane have been cleaned out.

Sandy reported a theft from her patio and that a police report was taken. There was also a report of property destruction in PG. Discussion followed on any actions the Board might take, including a Neighborhood Watch.

Sandy presented a form for a change request to replace the outside lamp on the back patio. She showed a picture of the new lamp. Sandy removed herself from the meeting while the Board discussed and came to a consensus to approve. She was asked to return to the meeting.

The next item was discussion on the request for patio door replacement by Martha Sammons. Tony moved to approve the request for a new door as presented and Bill seconded the motion. Roll was taken for the vote and the motion was approved with one dissenting vote.

Sandy reported on the \$50 check donation that was received from Jean Kellett.

Joe was given the address where a rock became dislodged from the front exterior. He will see that it gets fixed.

The meeting adjourned at 8:10 pm.