

PINNACLE GARDENS  
BOARD OF DIRECTORS MEETING  
MARCH 14, 2012

The meeting was called to order at 10:00 a.m. by President Sandy Athanasakes. Other board members present included Dan Palacios, Ben Lampton, Tony Vick, Nancy Chaplin, Joe Jordan, and Phil Hanna. Sadly, Bill Gaar was not present because of the death of his wife. Dan Rapp, representing Ky Realty was also present.

Nancy moved to approve the minutes as previously distributed by email from Dan P. Joe seconded. Approved. Phil moved the Board send flowers and a card to Bill Gaar. It was seconded and approved.

In Bill Gaar's absence, Dan R. presented the treasurer's report. Account balances at the end of February were Accounts Receivable - \$16,292.12, Operating account - \$37,113.71, and reserve accounts \$3,772.09 and \$8,877.48. He noted there was a unit that filed for bankruptcy and will be for sale. Sandy, Tony, and Phil had previously visited some of the unit owners in arrears. They had positive responses but we won't know of any results until next month.

Dan P. questioned where the invoice was for the \$115 bill from the Attorney. Dan R. to have the Secretary make a copy. Also the charge for a special clearing of leaves was discussed. The trimming of trees was paid but we will get a bill for hauling limbs, etc. to and from the land fill. In the future there should be no extra clearing or cleaning when a special request is made.

Nancy moved to accept the treasurer's report. Joe seconded, and it was approved.

At this time to monthly meeting was recessed and the Annual meeting called to order. Since a quorum was not present, the Annual meeting was again recessed and the monthly meeting called back to order.

Note: the remainder of the minutes were taken by Dan P. when Nancy had to leave.

March 14 2012

1. Old Business

Renters Amendment: 13 different lenders & we need 50% of those 13 for verification. They were out in an unmarked white binder that has been misplaced. This will continue to be pursued. Dan Rapp will communicate with attorney.

By Laws: Questions as to By Laws on Website being the correct version. There is a question as to when the developer handed off management to unit owner board. We will get recorded By Laws to make sure we have the correct ones.

5) New Business

Phil Hanna moved to hold Board meeting in the evenings and make meetings open to all with a limited amount of time for them to speak and then turn it into an executive session or regular Board meeting. A 6:30 pm start and Sandy to coordinate with Grace EF Church to determine the

best day to hold meeting and then let the Board know. A sign will be posted in the center island on the Sunday prior to the scheduled meeting. Seconded by Tony , motion passed.

Sandy made a motion to look into the purchase of a shed, delivery & fence or landscaping at an estimated \$1500 was made. Seconded by Joe, motion passed.

Landscaping: Greenscape, a full service landscaping service, is contracted to care for our property. We will have 28 mowings & any other services will be provided upon our request. Dan Rapp to forward contract to the Board.

Shrubs: 33 Arbiviteae to be removed. Winter Gems and/or Winter Green boxwoods will be planted between garages.

Sandy to head a “wish list” for flowers, shrubs & such. A property walk will be Sunday afternoon @ 2pm.

Property Management walk thru: D. Rapp: No walk thru performed.

Special Meeting: A meeting for re-evaluating the current Rules & Regulations & By Laws to be set up.

Motion to adjourn @ 12:15pm, by Ben Lampton