

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
August 10, 2015

The monthly meeting of the PG Board of Directors was held Monday, August 10, 2015. Board members present were Phil Hanna, Tony Vick, Ben Lampton, Debbie Jordan, Jean Kellett, Dan Palacios, Sandy Athanasakes, and Nancy Chaplin. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Also present were representatives of American Roofing and Mr. Brian Elpers. Mr. Elpers provided a letter and documentation of water damage to the unit directly below his unit and the reason for that damage. The Board listened to Mr Elpers' explanation and his request for reimbursement. The Board assured him it would discuss and make a decision at the end of the meeting.

American Roofing representatives, Ryan Montgomery and Daniel Harris, presented all Board members with the results of their inspection of the roofs and how they ranked them in the order in which they need to be replaced. They had pictures of cracked and deteriorating shingles, granule loss, deteriorating pipe boots and vents, and the problem with pockets where water does not drain properly into the undersized gutters. They also explained how they would proceed with the work and the cleanup.

The Board accepted the proposal for work by American Roofing and the contract was signed. The roofs will be replaced in the order as they were graded over a period of, hopefully, five years. Buildings 3, 5 and 7 were deemed in 'F' condition and will be on the docket to be replaced first.

At this point the regular business meeting began. Nancy moved to accept the minutes as written and sent to all members prior to the meeting. Phil seconded. Passed.

The treasurer's report was discussed. Board needs to reset Tony's password and have Jean set up to be a signor. The arrears list was reviewed and it was determined Unit #13550 needs to have a lien filed. Phil moved to accept the report and Nancy seconded. Passed.

OLD BUSINESS:

1. The walkthrough showed only problem was an air conditioner left outside a patio after a new one was installed. Dan R. will have it picked up.
2. Lighting will resume soon. Poles are set but LG&E is waiting on materials before continuing. Four shields were ordered and will be installed at that time also.
3. Nothing negative has been heard from the unit owners regarding the cleaned decks.
4. There are tree roots pulling up the sidewalk near the front entrance. Phil will meet with Greenscapes regarding how to handle.
5. Insulation for kitchen areas in downstairs units - no bids as yet.
6. There was damage done to some light poles. Dan R. will send letter to the child's parents that they need to be painted.
7. Dan R. showed the Board pictures of a cage to cover the sprinkler system that has copper wiring and has been broken into a number of times. This cage would cost about \$500 but would be stable & keep out the looters. Phil moved to order and install the cage. Jean seconded. All members voted yes.

NEW BUSINESS:

1. It was decided to have our annual picnic on Saturday, September 12th. Dan R. will furnish the meat again. Jean, Debbie, and Nancy will work as a committee to make other picnic plans. It was suggested we try to have drawings for prizes this year again.
2. There will be a newsletter meeting at Sandy's on Sunday, August 23rd.
3. A request for change form was received from unit owner of 13512. The Board has asked the owner for a picture and updated information before making a decision.
4. Lastly, the request from Mr. Elpers for reimbursement of expenses for repair work done to the unit below him was discussed at length. All board members agreed the Unit owner is responsible for repair work. The bill of \$594.16 has been paid and it will be billed back to Mr. Elpers. Dan R. will send a letter to inform him.

The meeting was adjourned at 8:30 p.m.