

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
June 8, 2015

The monthly meeting of the PG Board of Directors was held Monday, June 8, 2015. Board members present were Phil Hanna, Tony Vick, Bill Gaar, Ben Lampton, Sandy Athanasakes, Dan Palacios, Debbie Jordan, Jean Kellett, and Nancy Chaplin. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Nancy moved to accept the corrected minutes from the previous meeting. Phil seconded.

Bill reported on the financials. Bill then suggested renaming the new line item "non-budgeted expenses" to be what the actual expense is for. After discussion because it could be different every year, Debbie moved to make the change. Phil seconded.

OLD BUSINESS:

Landscaping update - a walk around the grounds was done. Greenscapes agreed to include a warranty for one year on new plants. The contract will show this.

Deck cleaning - The decks that were cleaned were all reported as looking good. It was decided to clean remaining decks.

Street lights - The new lights will begin being installed this next week. The lights between the buildings will be hand dug while all others can utilize a machine.

Drain pipes (2) behind units next to Paddock were corrected so they will no longer erode the ground.

Roof repair - Phil still getting bids.

New gutters - Dan R. to get bids from A-1 Aluminum and American Aluminum.

Patios power washing - at meeting time 13 units have requested the power washing.

We need to get new bids to do only partial number of patios and a bid to do 13 decks. Also, need bids to repair and clean the fences. A letter with a July 1st deadline will be sent to all units regarding the patio power washing. Since decks will also be done, the bids need to include moving furniture from patios below.

It was noted by many that one unit does not have any window covering in what appears to be a bedroom. Sandy will check on this.

NEW BUSINESS:

1. Sandy requested a new Residential list which includes known phone numbers.
2. Sandy found a good flyer about cleaning up after dogs. Since the Board has had many complaints, the flyer will be copied and distributed to all units.
3. There was a discussion regarding the possible use of land next to the Paddock for a dog run. After hearing pros and cons, it was decided not to pursue.

Delinquent accounts were discussed. One unit owner has agreed to make a lump sum payment and then come up with a payment plan. One account with a \$1 balance will be written off.

A letter with some concerns was read. The concerns were primarily about new improvements to be made and the cost implications. Answers were given to reassure the unit owner that these considerations were discussed before the action was taken.

Meeting was adjourned at 7:30 pm.