

Pinnacle Gardens HOA Monthly Board Meeting

Monday, December 11, 2023

Agenda

Grace Church @ 6:30pm 12/11/23	
Jackie Crenshaw -President	Tony Vick – Vice President
Jean Kellett- Treasurer	Melody Gary-Secretary
Sarah Nordman	Debbie Jordan
George Coleman	Debbie Lind
Donna Hawkins	Shaun Haley- Kentucky Realty

- Call to Order 6:30pm
 - **Meeting called to order at 6:34pm**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick; Jean Kellett; Melody Gary; Debbie Jordan; George Coleman; Debbie Lind; Donna Hawkins; Shaun Haley**
 - **Absent: Sarah Nordman**
- Open Forum (if needed)
 - **Approve minutes of November 2023 Board Meeting**
 - **November minutes approved; Donna made the motion; Jean seconded the motion.**
- Treasurer’s Report - Jean Kellett
 - **Jean gave the treasurer’s report.**

Business Update - Shaun

- Any outstanding business updates Shaun
- **Shawn Haley from Ky Realty gave the update and discussed accounts receivable.**
- Budget for 2024
 - **Budget was discussed; Melody completed the budget spreadsheet and sent to the board for final approval. Budget to be mailed with HOA letter.**
 - **HOA fees were discussed; Board approved a 3% increase. Letters to be mailed to residents asap.**
- Contracts for 2024
 - **Received Ahpix quote for landscaping; still waiting on a few quotes for review.**
- Insurance for 2024
 - **Broker submitted quotes to the following:**
 - **Acuity – declination pricing would not be competitive.**
 - **Philadelphia – not a market for condos.**
 - **EMC – not a market for condos.**
 - **Westbend – exceeds total insurable value.**
 - **Liberty – exceeds total insurable value.**
 - **Auto Owners – provided a quote, premium was not competitive.**
 - **The following markets are no longer writing habitational:**
 - **Nationwide**
 - **LIO (insurance we carried for 2023)**
 - **Grange**
 - **Middle Oak**
 - **Secura**
 - **Westfield**
 - **Board accepted a quote from CondoLogic**
- Landscaping
 - **Quotes for 2024 are being reviewed.**

- Annual Meeting
 - **Scheduled for Saturday, January 20, 2024, at 10:00am**
- Executive Session (if needed)
- Adjournment
 - **Meeting adjourned at 8:09 pm.**

Rental Units:

13518	13540	13620
13622	13616	13638
13630	13634	13550