

PINNACLE GARDENS

BOARD OF DIRECTORS MEETING

AUGUST 11, 2014

Board members present included Sandy Athanasakes, Tony Vick, Phil Hanna, Ben Lampton, Bill Gaar. Nancy Chaplin, Dan Palacious, and Joe Jordan were unable to attend. Dan Rapp attended representing Kentucky Realty as well as Attorney Mark Sandlin .

Sandy opened the meeting at 6:00 pm with Attorney Mark Sandlin with a discussion about satellite dishes on the property and how to properly handle. At 6:25 pm, the meeting was joined by resident, Thomas Hoffmann, Jr. (13605). Mr. Hoffmann was interested in installing Direct TV satellite, but could not get reception in the area stated in the Board's Rules and Regulations. He was requesting permission for an alternate solution. The Board, along with Attorney Mark Sandlin discussed the possibilities. It was suggested that Mr. Hoffmann present to the Board in writing a clear idea of what the resident was wanting, including pictures, and what his expectations of the Board. The Board agreed to discuss and get back with Mr. Hoffmann as soon as possible. Mr. Hoffmann left meeting at 7:10 pm.

The topic of the satellite dish was discussed by the Board and Attorney Mark Sandlin. It was agreed not to call a special meeting to discuss the topic, but to recess the current meeting instead of adjourning, so that a quick decision could be made before the next Board meeting. Mark Sandlin left at 7:30 p.m.

Regular Business meeting resumed. The minutes of the July meeting were emailed to all Board members following that meeting. The only change that was requested was the correction of Ben Lampton's name in the roll call. Bill Gaar moved to approve the minute and Tony Vick seconded.

The Treasurer's report was given by Bill Gaar. He said that we were right on track with our budget. It was moved by Bill to approve the report, Ben Lampton seconded.

NEW BUSINESS

Dan Rapp mentioned that he was contacted by a representative for Unit 13644 regarding a gas leak. LG&E had been contacted; they stated the leak was not coming from inside. After a discussion, it was discovered that the leak did not fall within

responsibility of the Association. Dan would have Attorney Mark Sandlin respond to the representative.

It was announced that Phil Hanna would be taking over the walk-throughs with Dan Rapp. The issue of some of the new Trex decks has developed a shot gun fungus. It was stated by Dan Rapp that a rep for the building material stated that Trex does not clean. A suggestion to purchase deck cleaner and brush and scrub and hose (not pressure wash). It was agreed to try this process one area at first to see if this works; if this is a success we will continue with other effected areas.

Tony mentioned that the fence damaged by Greenscapes had yet to be fixed as well as a few other damaged fences. Dan Rapp said he would contact them immediately.

It was mentioned that a car was broken down (non-resident) in front of Unit 13654 and had been sitting there for quite a while. Dan was going to find out who the car belonged to and send letter stating that the car must be removed by August 25th.

OLD BUSINESS

Dan announced that from his walk through he discovered some raised shingles near Unit 3415 and noticed grills on balconies. He will check up on the grills to see if they are electric, if not letters would be sent.

Reach Alert - The Board approved to use the service to help alert residents of emergency situations. Dan set up Sandy and Tony as Administrators .

The resident picnic was discussed. A date will be set soon and posted on the website as well as the newsletter.

Neighborhood Watch - It was a agreed to go ahead and set up a Neighborhood Watch program and tie it in with the Reach Alert program. A meeting has been set for September 27th at 10:00 am at the Grace Evangelical Free Church for all residents to attend to meet with a representative from Neighborhood Watch.

An Architectural Change form was submitted to the Board by Tony Vick. The request was for a motion sensor light on the patio and the same light previously approved for two other owners. The request was approved.

At 7:55 pm, Bill Gaar suggested that the meeting be recessed. The meeting was then recessed to be continued.