

PINNACLE GARDENS HOMEOWNERS
ANNUAL MEETING
JANUARY 16, 2019

Board members present were Sandy Athanasakes, Debbie Jordan, Jean Kellett, Phil Hanna, Dan Palacios, Nancy Chaplin, and Gary Stinson. Dan Rapp was present representing Ky. Realty and he provided the refreshments. All attendees signed the record of attendance and there were no proxies.

Sandy called the meeting to order at 10:05 a.m.

Jean moved to dispense with the reading of last years minutes and approve them as written. Gary Seconded.

Jean gave the Treasurer's report. As there were no questions, Phil moved to approve and Nancy seconded.

OLD BUSINESS: 2018 Accomplishments

1. Gutters have been replaced on all buildings with new roofs.
2. Pumping station area has an improved appearance with the addition of greenery and flowers and the removal of some of the rocks.
3. Landscaping had a lot of work done to improve appearance. A new landscaping company is under contract.
4. A Welcome Package has been created and will be distributed to all new owners. A package specifically for realtors is given to them when there is a new listing.
5. Sound barriers were approved this past year and will be in three phases beginning in 2020. Pinnacle Gardens area is in phase three.
6. Repairs were made to streets in some areas.
7. Address plaques were placed at the back of buildings for ease in locating units when repairs, etc. need to be made.
8. Several major water leaks occurred and pipes were replaced and ground maintenance done.
9. The water company will be installing a new meter just for the irrigation system. This will cut down on cost of sewer bill.

2019 Projects

1. Power wash mail boxes and some siding.
2. Paint the mail boxes after they have been power washed.
3. Insulation added to end units where there is freezing of pipes in the winter.
4. New water meter for irrigation system and shut off valves.
5. Build up the reserve account.
6. Create a Facebook page for Pinnacle Gardens. Gary is responsible for this
7. Create a walk around checklist for consistency in reporting.

Sandy reported there were 13 units sold during 2018 with a range of \$147,000 to \$168,000.

There is a new vacancy on the Board as Ted Koeltz resigned this month.

The meeting was then in open forum for questions and comments.

1. Some roof repairs need to be made and a down spout does not match up with the drainage pipe. Dan R. will check on these.
2. The usual reporting of unit owners not cleaning up after their dogs and in some cases their front yards are unfit to walk. Everyone is advised to call 313 (the Jefferson County Animal Protection Agency) when they have evidence of this. It is a city ordinance to clean up after ones pets.
3. A reminder to sign up for Reach Alert if not already done so. Simply go to ReachAlert.com and enter Pinnacle Gardens.
4. Future Newsletters will be emailed rather than placed at each door. The corner stands will also be utilized.
5. Other items brought up were:
 - A. regular maintenance items which should be covered in a walkthrough.
 - B. Factory Lane addition of shrubs rather than replacing a tree when it dies. The shrubs will provide privacy for the residents.
 - C. Using RingPro door bells to replace old ones and provide more security.

The meeting was adjourned at 11:00 a.m.