

PINNACLE GARDENS HOMEOWNERS
ANNUAL MEETING
JANUARY 20, 2018

Board members present were Ted Koeltz, Debbie Jordan, Jean Kellett, Phil Hanna, Nancy Chaplin, Dan Palacios, and Sandy Athanasakes. Dan Rapp was present representing Ky. Realty and he provided the doughnuts. All attendees signed the record of attendance and three proxies were noted.

The meeting began at 10:05 a.m. with Sandy calling the meeting to order.

Nancy moved to dispense with the reading of last years minutes and approve them as written. Debbie seconded.

Jean Kellet gave the Treasurer's report. After questions Nancy moved to approve the report and Debbie seconded.

OLD BUSINESS:

Sandy itemized the numerous accomplishments for our community in 2017.

1. New roof and gutters for building #1
2. Stained deck boards.
3. Redesigned the front entrance making it more visible
4. Added electrical outlet to center island and the right side of the complex
5. Cleaned the PG entrance plaque
6. Arrange rocks & plant flowers around rocks by pumping station & still working on it
7. Remove dead trees
8. Power wash majority of driveways and walkways
9. Painted lintels over patio doors and windows to prevent rusting
10. Address plaque added to back of all units
11. Repair water pipes behind building #7 and repaired leak in sprinkler system
12. Decision was made mid-year to change landscapers because of dissatisfaction. Zeppa's was hired to work on an as needed basis till year end and now work under contract for year 2018. They also will be in charge of snow removal and the use of the irrigation system.

NEW BUSINESS:

1. New gutters for building #8 and possible gutter helmet
2. Finish power washing driveways and walkways along with some siding
3. Replace dead trees and missing shrubs
4. Look into blowing installation into end units to prevent freezing pipes
5. Figure out the location of water meters and shut off valves
6. Work on Welcome Packet for new residents
7. Build up Reserve Account
8. Sandy then asked what improvements the residents would like to see.

Items suggested were: blowing leaves from entrance & patio; remove green mold from wood dividers in the back; and discussion about cable system trouble.

The residents were encouraged to join Reach Alert and the Next Door app for good communication and important announcements.

Residents were asked for suggestions of activities they would like to see in the community. Items discussed were a Meet and Greet in the spring and/or fall, and a dog meet party for all dog owners and those that are just dog lovers.

Sandy then moved the meeting into an open forum for all residents to ask questions or make suggestions. Items included:

1. The letter announcing the Annual Meeting next year include a note regarding the previous years minutes and where it can be found.
2. Question regarding the posting of monthly meeting minutes
3. Christmas decorations should be down by January 15th and some are still up
4. Dog owners need to pick up after their dogs. Some areas are very bad. Also, the use of biodegradable bags was discussed
5. Garbage cans being returned into the garage the following day
6. Peep holes and door bell repair — if either is needed contact the board at

Boardmembers@pinnaclegardens.org

Open forum continued:

7. Security systems were discussed. Safe Havens Security was suggested.
8. Available swimming — suggestions were neighboring apartment complex or the Forest Springs subdivision, Tom Sawyer Park, and Norton Commons YMCA.
9. Lost dogs — in future can use Reach Alert or a suggestions that there are lost dog apps that can be used.

The meeting was adjourned at 11:10 a.m.