**PINNACLE GARDENS**

**BOARD OF DIRECTORS MEETING September 10, 2018**

The monthly meeting of the PG Board of Directors was held Monday, September 10,

2018. Board members present were Dan Palacios, Nancy Chaplin, Phil Hanna, Gary Stinson, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m

Phil moved to approve the minutes of the previous meeting and Gary seconded.

Dan R. gave an update on the financial accounts for August. The amount of the water/sewer bill was again the focus of comments. Since there were no further comments regarding the August financials, Phil moved to approve the July report and Nancy seconded.

WALKAROUND done by Dan R. and Phil. Dan R. produced pictures of most of the items discussed.

1. Corner of Unit 13527, tree needs to be cut back to expose street sigh & light.
2. Near 13500, concrete has large crack & a section needs to be cut & re-poured.
3. Possible water leak on right side as you exit near irrigation meter (behind units 13500, 13502). As a continuation of the discussion of the water bill, it needs to be determined if this is a PG leak or city leak.
4. Unit 13534 shows lint on the roof from the dryer.
5. Lawn crew hit the pop up valve in yard by 13540
6. 13551 weeds need to be removed from the corner bed.
7. 13626 — Zeppa needs to remove rock at edge of front porch, add top soil & seed. Owner states she will water. An over abundance of mulch needs to be raked away from the building to expose the weep holes.

OLD BUSINESS:

1. Welcome Package — this is on hold for the moment

OLD BUSINESS cont’d

1. The bids for insulation have been received, however there is still discussion as to just which units/areas need to have insulation added. This has been tabled for the time being as the water leak situation is top priority.

NEW BUSINESS:

1. Water leak — Since it is obvious we need to figure out why the monthly water bill is so over budget, it was decided to have Dan R. contact and ask American Leak Detection to come to a special Board meeting.
2. Joe Jordan has agreed to help out the Landscaping Committee when needed.

Meeting was adjourned at 7:45 p.m.