

**PINNACLE GARDENS**  
**BOARD OF DIRECTORS MEETING**  
**October 8, 2018**

The monthly meeting of the PG Board of Directors was held Monday, October 8, 2018. Board members present were Jean Kellett, Nancy Chaplin, Debbie Jordan, Dan Palacios, Ben Lampton, Ted Koeltz, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

September minutes were approved by the Board. There was, however, an error identified in the August minutes. First page, No. 3 under the walk around, Unit 13654 was incorrectly used and should have read Unit 13630.

The Treasurer's report was given by Jean. A deposit was made to the reserve account this past month. Since there was no further discussion on the August report Debbie moved to accept and Nancy seconded. The only item under the September report was to verify that Attorney charges were to be billed back to the Unit Owner.

**OLD BUSINESS:**

1. Major water leaks were found, one along Factory Lane and two others behind Unit 13529. Since Zeppa's is not a plumber, Stemler Plumbing was called out to correct the problems. Also, the irrigation system was shut off. The water company must approve an application for a separate meter for our irrigation system. If approved, it will mean we will not have to pay on sewer bill for this water use.
2. Unit 13614 reported excessive water on his floor. Since the unit next door was vacant and being cleaned, the owner was contacted by Rapp Realty. There was no water leakage or usage found in the vacant unit. No further action was taken.

**NEW BUSINESS:**

1. The Welcome Packet was discussed and finalized. It will be mailed out when units are newly purchased.

**Projects for 2018:**

The completion of power washing has been put on hold along with the adding the insulation to first floor end units. These holds are due to budget constraints. It is still important that the location of shut off valves with water meters be found. If it is necessary to shut water off for testing, notice will be given to all about a week ahead.

The Board went into Executive Session to discuss past due accounts. All three units in arrears have liens or in probate. No other action taken.

As an FYI, Sandy informed us nine units were sold this year through September. There is one empty unit currently.

Meeting was adjourned at 7:30 p.m.