

PINNACLE GARDENS

BOARD OF DIRECTORS MEETING

FEBRUARY 8, 2016

The monthly meeting was held on Monday, February 8th, 2016. Board members present were Ben Lampton, Dan Palacios, Debbie Jordan, Jean Kellett, Peggy Sullivan, Phil Hanna, Sandy Athanasakes, and Dan Rapp representing KY Realty. Sandy called the meeting to order at 6:30 p.m.

Marge Fleitz of Homeowners Association Collections attended the meeting to explain how her services could help collect past due Maintenance fees for the Board of Directors. A General Contract for Services was presented to the Board with details of her services and obligations. All correspondence and communication will be through Deanna Myers, with Kentucky Realty Corp. and Marge Fleitz regarding the collections. After her presentation, Marge Fleitz left the meeting and Dan Rapp gave out the copies of the contract. The Board voted on the contract and Phil moved to accept and Jean seconded. The General Contract for Services was signed by Sandy Athanasakes, President; Jean Kellett, Treasurer; Debbie Jordan, Board Member; Dan Rapp, Kentucky Realty Corp.; and Margaret (Marge) Fleitz, dated February 8th, 2016. The Board continued with the regular meeting.

Phil approved and Jean seconded the approval of the prior meeting minutes. Jean gave the Treasurer's report, Debbie accepted and Phil seconded.

It was noted in the monthly walk around and pointed out by a home owner that the concrete barrier close to their driveway that was put

along the culvert to help prevent the rain from washing away the soil was too long and needed to be shortened. This would prevent the barrier from being on the edge of their driveway. Also there is a patch of asphalt that needs to be fixed in the spring. It was noted that behind Peggy Sullivan's home that during the recent heavy rains that water rushing down the large new gutters was funneling down into the smaller connectors causing erosion of the ground and pooling of the rain water next to the building. Also noted, drain covers were not anchored, which caused them to float during the heavy rain. The drain covers will be secured and in spring the small gutter connectors issue will be addressed. It was also noted that Peggy Sullivan's window had not been fixed and she was waiting to hear when they would be out to replace it. Dan Rapp said he would contact them again.

It was noted that the flashing around the patio door needs to be replaced where water was running down the inside of the door at Ben Lampton's. This will be taken care of by Dan Rapp.

2016 SPRING PROJECTS:

- 1. Power pressure wash patios**
- 2. New roof and gutters for Building Five**
- 3. Remove dead trees and shrubs**
- 4. Deal with mold on the decks**
- 5. Continue to push for sound barriers along Snyder Freeway.**
- 6. Reserve Study needs to updated.**

The meeting was adjourned. Dan P. approved and Jean seconded.