

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
JUNE 9, 2014

The monthly meeting of the PG Board of Directors was held Monday, June 9, at 6:30 p.m. Board members present were President, Sandy Athanasakes, Phil Hanna, Ben Lampton, Bill Gaar, Joe Jordan, Tony Vick, Dan Palacios, and Nancy Chaplin. Dan Rapp was not able to attend. Attorney Mark Sandlin was in attendance.

The first hour of the meeting was devoted to the handling of delinquent accounts. As per the Board's request, Attorney Mark Sandlin presented the Board with a variety of options to choose from and gave us approximate cost. After reviewing these options with us, the Board went through the delinquent list one by one to determine appropriate action. Cases where the owner is paying monthly maintenance and also paying regularly on the arrears, the Board chose to take no further action. Others were handled with appropriate letters, liens, and/or foreclosure.

Mr. Sandlin will also send the Board a template of a letter and a promisory note to be used at the Board's discretion on past due accounts in the future. At the end of this discussion, Mr Sandlin excused himself from the meeting and the regular agenda was followed.

The minutes of the May meeting were emailed to all board members following that meeting. As there were no changes to the minutes, Phil moved to approved the minutes and Tony seconded.

The Treasurer's report was given by Bill G. After a few minutes of discussion, Tony moved to approve the report and Nancy seconded.

NEW BUSINESS:

Decks - There is an issue with the decks because some of them look bad and they are supposed to be maintenance free. Dan will be asked to get with the builder and also the get bids on possible power wash of the decks.

Neighborhood Watch - Since it is important to know if residents are interested in taking a part in the Watch, a letter will be sent to all residents with the vital information. They will be asked to respond to the letter. A representative of the Neighborhood Watch will attend the July meeting at 6:30 p.m.

Sandy distributed information on "Reach Alert" for the Board to study. The cost of this is \$1.00 per resident the first year and then \$2.00 per resident the following years. A representative will be at the July meeting at 7:30 to discuss in more detail.

An Architectural Change form was submitted to the Board by Nancy Chaplin. The request was for a motion censor light on the patio and the same light previously approved for an owner. The request was approved.

The yard sale to be held on Saturday, June 14, at 7:30 was discussed. The Church granted us permission to use their tables. Advertising was done and signs used previously are stored in the shed.

The meeting was adjourned at 8:00 p.m.