

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
November 13, 2017

The monthly meeting of the PG Board of Directors was held Monday, November 13, 2017. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Ben Lampton, Dan Palacios, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:00 p.m.

Debbie moved the minutes of the previous meeting be approved as written. Sandy seconded. Approved. There were no further comments on the September report so Nancy moved it be approved and Debbie seconded. Approved. Jean reported on the financial accounts for October. There was discussion on the amount of water usage and the reasons such as leaks. The sprinkler system has been shut off for the winter. There was also a question regarding maintenance charges and the lack of description of work on the billing.

There was no walk around this week as Phil was ill and unable to do it. As a result of an email to the board, the outside light fixture at Unit 13518 was checked and it is working fine.

OLD BUSINESS:

1. The budget for year 2018 was presented by the Budget Committee and discussed. Because of a 5% increase in water and sewer, that item had to be increased \$2500 over last year. Also, grounds maintenance and landscaping was increased to take care of the dead shrubs and trees that need replacing and to complete the power washing of driveways, siding, etc. on buildings 1 and 2. There will be the annual increase of 2.5% for this budget. No large projects are projected in order to build up the Reserve Account balance. Debbie moved to adopt the budget and Jean seconded. Approved.
2. It was requested that Dan R. provide a list of all closings in 2017.

NEW BUSINESS:

1. Zeppa's quote to provide the Christmas decoration for the front entrance was too

costly. It was decided to meet with them to get the cost down to \$1000 (the minimum accepted). The board was in agreement.

2. Meetings will be held at 6:30 p.m. from here on out.
3. The garbage can rule is being abused again. Notes have been put on those left out too long and this will continue. The board hopes unit owners will return cans into their garage in a timely manner so we do not have to impose fines again.
4. There will be a newsletter meeting Sunday, December 10th.

Meeting was adjourned at 7:25 p.m.