

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
JULY 14, 2014

Board members present included Sandy Athanasakes, Phil Hanna, Dan Palacios, Nancy Chaplin, Tony Vick, and Joe Jordan. Bill Gaar and Ben Hampton were absent. Dan Rapp attended representing Ky. Realty.

Sandy opened the meeting at 6:30 p.m. by introducing Officer Dan Hamblin. Officer Hamblin is from the 8th Division and spoke to us about the Neighborhood watch and the value it would serve in our community. Fortunately, we live in a low crime incident area but we also live in a very large police division that has only eight cars to respond to accidents, 911 calls, etc. After he answered questions from the Board, he excused himself from the meeting.

At 7:30 p.m. Dan Rapp introduced Ken Weber. Mr. Weber spoke to the Board about the Reach Alert program. This is a communication program using text messaging and/or telephone to inform residents of possible problems, events, maintenance events requiring parking changes, and other important items. The cost of this program is \$1.00 per unit for the first year and \$2.00 per unit for the second and succeeding years. After answering questions from the Board, Mr Weber excused himself from the meeting.

At 8:10 p.m, Sandy resumed the regular business meeting. The first order of business was to act on the Reach Alert program. Sandy called for a vote of the Board as to joining the program and paying the fee for all units. Five members voted yes, and one voted no, thus passing. The brochure will be sent out to all residents along with a letter on how to register on line or by telephone.

The minutes had previously been emailed to all Board members with only one typo to be corrected. Joe moved to accept the minutes as corrected and Phil seconded.

There was no treasurer's report, however, the monthly income & expenses report had been sent by Dan Rapp. There was one question regarding the Coit billing and Dan R. will research and get back with the Board. Tony moved to approve and Nancy seconded.

OLD BUSINESS:

Dan Rapp reported on his walk around. There were report of three fences damaged during mowing. Greenscapes will be responsible to repairing those fences.

The bay window of unit 3415 has lost its seal. There is one bid of \$579.47 to repair this window. Dan will get a second bid and will email the bid so the Board can make a decision and the repair work can be done in a timely manner.

Black marks on decks— Dan quoted three bids to have the decks and patios below power washed. GCCS of Ind. \$1675; KER of Louisville \$1520; and Card Pressure \$1600. All decks and patios would have to be completely cleared of items or \$25 extra would be charged on those not cleared off. During discussion Joe told us of a "Shot gun fungus" that could be the problem and, if so, there is nothing that can be done about it. The Board decided to have KER do one power wash on a deck to see if it resolves the problem. Also, Dan will check with the representative from 84 Lumber regarding this problem.

Repair of drains— Kingsbury did not repair any drains in the street when they did the patio repair. There are two drains in the street that are in need of repair.

Flynn repaired some drains previously and they are still OK. Dan R. will get bids from Flynn Bros. and Kingsbury on the two street drains that need to be repaired. The remaining five drains are not in immediate need of repair.

Greenscapes will do repair work on (1) erosion at front door of one unit, and (2) downspout drains.

The meeting was adjourned at 8:45 p.m.