

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
June 11, 2018

The monthly meeting of the PG Board of Directors was held Monday, June 11, 2018. Board members present were Jean Kellett, Nancy Chaplin, Debbie Jordan, Dan Palacios, Ben Lampton, Phil Hanna, Ted Koeltz, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m. Also present was Eleanor Savko, a new unit owner, to meet and introduce herself to the Board.

Nancy moved to approve the minutes of the previous meeting and Jean seconded. Jean reported on the financial accounts for May. There were no questions about the May statement. Since there were no further comments regarding the April financials, Debbie moved to approve the April report and Nancy seconded.

Projects for 2018 — still working with no new reports.

OLD BUSINESS:

1. Gutter work underway - some areas under the gutters showed boards were installed wrong and have rotted and thus need to be replaced. This will be an added cost for this project.
2. A newsletter committee meeting will be held Tuesday, June 19th at 6:30 p.m. at Sandy's.

NEW BUSINESS:

1. Dan Rapp informed the Board that the new state law effective July 1, 2018, will increase the sales tax on our lawn care, snow removal, etc. Because of the amount we pay Zeppa's, there was discussion as to paying the remaining 6 months of the contract before July 1st. Dan R. will request an invoice for the six months remaining on the contract. All voted yes on the motion to prepay this bill with the exception of one who passed on the vote.
2. Zeppa's contract extension for two or three more years was not considered.

The Board went into Executive Session to discuss past due accounts and to decide on three Grounds/Landscaping Replacement or Change Forms.

1. Unit 3409 is in arrears about seven months. Dan R. will check with the Attorney to find out what action has been taken.
2. Three accounts with less than \$10 will be cleared.
3. The Grounds Form from Unit 3405 was discussed. The work was done before the form could be approved or rejected. Shrubs that had been planted last year were removed and knockout roses plus other items replaced them. Dan R. will send a letter informing the owner of the cost of shrubs and that the cost of maintenance of these new additions will be her responsibility. The shrubs could be transplanted in another area if they still have them.
4. The first Grounds Form from Unit 3423 was to paint the front door. The response will be to provide the color, etc. as is done for all other unit owners. The Board has never provided paint or the labor for painting any front doors.
5. The second Grounds form from Unit 3423 requested the use of a one foot strip of land along the sidewalk (to front door) for annual flowers and landscape lights. The response is for approval as this will make it a more attractive entrance. The maintenance of this area will be the responsibility of the Unit owner. There was also a request to re-sod the lawn in this area. This will be put on the list for next year along with other areas in the same condition.

Meeting was adjourned at 7:30 p.m.