

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
April 12, 2021

The monthly meeting of the PG Board of Directors was held Monday, April 12, 2021. This meeting was held via Zoom due to the Covid-19 virus. Board members taking part were Jean Kellett, Nancy Chaplin, Debbie Jordan, George Coleman, Dan Palacios, Jackie Crenshaw, and Sandy Athanasakes. Dan Rapp arranged the Zoom meeting and represented Kentucky Realty. George called the meeting to order at 6:30 pm.

The minutes of the last meeting were read and approved. The Treasurer's report was given by Jean. She questioned the Aphix snow removal bill and Debbie said she had checked and found it was correct except for the charge when the red truck came out. She has addressed this with them. Dan R. also reported there is a bill for the water emergency involving two units. He will get the bill separated per unit. The upper unit leaked into the unit below. Repair work was done in lower unit also and labor was overtime.

WALKAROUND:

1. The board met the previous Sunday and discussed what items were to be noted when the members do a walk-around. Each board member was assigned a building to observe & report back on at the next meeting. Dan R. will be responsible for the major structural issues.
2. Dan R. talked with the roofers and all the roofs fall in the same category as last year. The cost will be more this year due to increased cost of petroleum products. Debbie moved Building #6 be scheduled for replacement this fall. Sandy seconded and the Board unanimously approved.
3. Unit 13506 complaint was checked out and determined not to be a leak.

OLD BUSINESS:

1. George reported the fourth light had been installed at the front walls and it looks much better with the additional light.

NEW BUSINESS:

1. Street signs: Jackie will check with her employer regarding signage.
2. Pot holes on PG Drive — Dan R. will check on getting work done to fill them.
3. Orange buckets — these need to be removed and disposed
4. Building #8 roof repair — Dan R. will check on getting this done. It was damaged from the last storm. (The board is now keeping track of all major repairs and re-placements.)
5. Landscaping proposals — Debbie requested three proposals be approved for work:
 - A. Irrigation at a cost of \$75;
 - B. Remove & replace with boxwood shrubs in the median at a cost \$409.98;
 - C. Replace tree in front of Unit 13550 at a cost of \$634.96

The Board approved all three of these proposals. Debbie will meet with Eric regarding the work to be done.

6. Mowing the lawn will take place on Thursdays unless it is raining. The contract calls for 28 cuttings a year. Blowing grass off patios & sidewalks was discussed.
7. Sandy had presented an Architectural change form to the members for work to be done in her open space beside the patio and air conditioner. This work has been approved.

The meeting was adjourned at 7:25 pm.