

**PINNACLE GARDENS**  
**BOARD OF DIRECTORS MEETING**  
**May 11, 2015**

The monthly meeting of the PG Board of Directors was held Monday, May 11, 2015. Board members present were Phil Hanna, Tony Vick, Sandy Athanasakes, Dan Palacios, Jean Kellett, and Nancy Chaplin. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

A new owner, Jean Martin, attended the meeting to make a request. The TV Cable in her unit had been severed and needed replaced. The cable company requested permission from the Board before installing. A hand written letter/note signed by Sandy as President of the Board was given to her granting permission to install.

At this point the business meeting convened. Nancy moved to accept the minutes from the previous meeting. Phil seconded.

A review of the financials as sent to the Board was reviewed. Nancy moved to accept the report and Tony seconded.

**OLD BUSINESS:**

1. A walk around was done by Phil, Dan P. and Dan R. The following are outstanding items: a) Unit 3402 has a roof leak; b) Greenscapes is to put in a French drain in the area holding water along Factory Lane. It was suggested PVC be used rather than black plastic. Last item concerned sending a letter to Unit 13536 regarding the antenna.
2. Roof bids. Dan R. is to have American Roofing evaluate all buildings as to which three buildings are in the worst shape. Phil will get two other bids. Dan R. suggested we have a rep from the roofing company come in to give us their estimate since it involves so much money.
3. Street light installation. A final walk around will be done tonight after the meeting to determine the number we want added. Phil will meet with LG&E the next day.
4. Deck cleaning. Two or three decks including 13500 & 13551 will be first to be cleaned to test effectiveness. Sandy gave manufacturer's instructions to Dan.

5. Power wash patios. The bid received for power washing was based on 100+ units and was \$35 per unit if patios cleared, and \$45 per unit if have to clear items off patio. No decision was made but will use the newsletter to get an estimate of those wanting the power washing done.
6. Landscaping update. Phil gave the Board a printout of schedule for work to be done. He requested help to go with him when the shrub trimming is done in June. Front entrance is to be done in the next two weeks. It was noted the irrigation contract is for opening and closing only. The steel pipes are in ground. Irrigation just needs to be turned on. Phil will do this.
7. Gutters. This work can not be done until after roofs are done.
8. Damaged and dangerous drains in two street areas will be done. The bid was for \$1300 each by Flynn.

#### NEW BUSINESS:

The yard sale was discussed. It was decided not to hold the sale this year and to begin work early next year and have it every two years rather than annually.

Meeting was adjourned at 7:45 pm.