

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
April 13, 2015

The monthly meeting of the PG Board of Directors was held Monday, April 13, 2015. Board members present were Phil Hanna, Tony Vick, Bill Gaar, Ben Lampton, Sandy Athanasakes, Dan Palacios, Debbie Jordan, Jean Kellett, and Nancy Chaplin. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Bill moved to accept the minutes from the previous meeting. Nancy seconded.

Bill reported on the financials. Sandy noted \$5522 was received on Unit 13551. Also, it was noted the repairs & maintenance budget item is over budget as a result of the grounding of buildings. A new line item "non-budgeted expenses" will be added to the budget. Nancy moved treasurer's report be accepted as presented. Tony seconded.

NEW BUSINESS:

Landscaping update - a walk around the grounds was done with Greenscapes, Phil, Debbie, and Sandy. The following items were noted:

1. Changes to front entrance will be made by adding small mounding roses which are disease resistant. Some plants will be transplanted elsewhere on the property.
2. Shrubs will be replaced along church property.
3. Along Factory Lane a decorative area with pine needles will be put in place where nothing will grow.
4. Varigated Lirope will be planted along entrances by garages.
5. Info only - some shrubs were reported lopped off and it is not known who did this. Greenscapes did not come out to trim.

Roof repair: Phil will get four sealed bids and the Board will make the decision on which building(s) need replacement and then who will do the work.

Street lights: Phil will contact LG&E as to when installation will take place.

Deck cleaning: Sandy is keeping check on possible legal action. We need to clean decks twice in order to prove we tried to take care of the problem. This will be done on two (2) decks and Sandy or Phil will let Dan R. know which decks should be cleaned after notifying owner & resident below.

Power wash patios: Dan R. is to get two bids both with furniture removal and without.

OLD BUSINESS:

Insulation for end units: Ben is to get two bids on insulating end units in kitchen area.

Drainage: A couple places needed to be raised. Sandy to check if this work has been completed.

Irrigation: There was discussion about a metal cage for covering the sprinkler pipes where it was broken and brass stolen, or other options. Greenscapes can do this, but we need bids on cost. The possibility of moving the irrigation heads was also discussed.

Gutters: gutters are not capable of handling rain as they are too narrow, sloped wrong, and there is not enough downspouts. Gutter replacement would need to be done after any roof repair/replacement. Dan R is to get bids for gutter replacement from A1 Aluminum and American Roofing.

Meeting was adjourned at 7:30 pm.