

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
July 9, 2018

The monthly meeting of the PG Board of Directors was held Monday, July 9, 2018. Board members present were Jean Kellett, Nancy Chaplin, Debbie Jordan, Dan Palacios, Phil Hanna, Ted Koeltz, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m. We welcomed a visitor, George Coleman, to the meeting also.

Phil moved to approve the minutes of the previous meeting and Jean seconded.

Jean reported on the financial accounts for June. The Board asked Dan R. to check on the frequency of visits by Zerring to the pumping station and also the amount charged. The amount of the water/sewer bill was again the focus of comments. Since there were no further comments regarding the May financials, Debbie moved to approve the April report and Nancy seconded.

Projects for 2018 — still working with no new reports.

OLD BUSINESS:

The walk around was done by Dan R. and Phil. Items noted were as follows:

1. Erosion behind building 8—this is where pine needles need to be placed to stop the erosion.
2. The fence near the Paddock where the tree fell during a storm - the board made the decision not to be responsible for the repair of the fence on the advise of the Attorney
3. Leaf guard has been installed on new 6 inch gutters on building 8.
4. Volunteer wild bush needs to be removed behind units 3408, 13603, & 13538
5. Shingles missing at units 3410 & 13408 - roofer has been contacted to replace.
6. Dead limbs need to be cut out of tree at 13634
7. Downspout is not connected into gutter at 13630 and a French drain needs to be installed to eliminate flooding issues and pine needles spread.

NEW BUSINESS:

1. Newsletter - The Board now has an Email for all but 11 Units and the 8 renters, so it was decided the Newsletter would go out as a mass email. This will cut down on cost and time. Printed copies will only be made for the boxes and the 19 with no email. The telephone directory will not be published, instead the board encourages everyone to use the Next Door app.
2. Unit 13613 owner has a different address. In an effort to make sure it is not used as a rental, the Attorney will be asked to send a letter to the owner.
3. Unit 3405 - the five bushes that were removed are to be transplanted by Zeppa. Sandy will meet with Zeppa's regarding the weed killing and the transplants.

A to do list includes:

1. Dan R. to get bids on insulation installation
2. Work on Welcome Packet for distribution to new home owners
3. The green substance on the fences is algae and not mold. It can be washed off.

The Board went into Executive Session to discuss past due accounts.

1. Unit 13508 - a payment agreement has been signed to get caught up
2. Unit 13539 - send a letter to owner to possibly initiate a payment agreement
3. Unit 3411 - Received a returned check; need to put a lien on this unit.

Meeting was adjourned at 7:45 p.m.