

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
July 13, 2015

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

Also present were Carrie Thompson, who just stopped by to introduce herself and to meet the Board, and Barrett Phelps. Mr. Phelps informed the Board he would send a check for the three month advance payment as it was not included at time of closing. He also wanted to make sure there was not a problem with him installing new kitchen cabinets.

Phil announced to the Board the resignation of Bill Gaar due to bad health. A letter of Appreciation for his years of work on the Board will be sent to him. Jean K. agreed to be treasurer-in-training. Tony will be helping her for the next month.

Phil moved to accept the minutes from the previous meeting. Debbie seconded.

Tony moved treasurer's report be accepted as presented. Jean seconded.

Dan R. relayed information from the Attorney that HUD can now be used in buying homes in Pinnacle Gardens even with our "no rental" clause.

OLD BUSINESS:

1. There was a tree damaged in the storm. It was decided to remove the damaged limbs now and in the fall replace with a new tree.
2. Pebbles in drain area wash down in the heavy rains. These need to be replaced by larger rocks. Dan R. suggested concrete bumpers in the drainage ditch.
3. Roof bids. Sandy passed out copies to board members of all three bids to replace the roofs. She included the roofing study done at time of our reserve study.

Sandy moved to accept the bid proposed by American Roofing & Metal Co. Tony seconded. All voted to accept this bid. American Roofing will be asked to re-evaluate the roofs to determine order of necessity. Analysis is to be presented at the next board meeting. The Board, with the exception of one member, agreed to begin work on replacing the roofs.

4. The need for new gutters was discussed. Two bids were received: A-1 bid of \$11,000 and HKC bid of \$11,500. After discussion, Tony moved to accept the A-1 bid and Debbie seconded. This work will not be done until the roof work is done.
5. The extra lighting previously scheduled will go in after all parts are received.
6. Deck cleaning - Tony moved and Jean seconded to accept the bid from Affordable Painting. Motion passed.
7. Patios - The bid for steam cleaning the patios was \$35 per unit. A test to determine effectiveness will be done by cleaning one deck previously cleaned and two other decks not cleaned prior to this. There will be a wait period of 4-5 weeks and then determine if it did work. If this method does not work, the Board will then have further discussion on what course of action to take.
8. Landscaping update - Mulching and tree trimming are done. The area for pine needle mulching and the remaining trees between buildings will be done when it stops raining.

NEW BUSINESS:

1. The fence/gate behind unit 13520 has been stained but not adequately.
2. There are trees along Factory Lane that still need to be cut back over the sidewalk.
3. An updated phone list is being done and will be sent to Sandy upon completion.

The meeting was adjourned at 8:00 p.m.