

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
August 9, 2021

The monthly meeting of the PG Board of Directors was held Monday, August 9, 2021. Board members taking part were Debbie Jordan, Sandy Athanasakes, George Coleman, Nancy Chaplin, Jean Kellett, Jackie Crenshaw, and Dan Palacios. Dan Rapp represented Kentucky Realty. George called the meeting to order at 6:30 pm.

The minutes of the last meeting were approved as written and Jean gave the treasurer's report.

Walkaround findings:

1. Some outside lighting has been installed that is not matching. The website has a page telling where to buy the correct light. It is the owner's responsibility to purchase and install.
2. Unit 13634 has a sign in the front yard which is against the rules and regulations. Dan R. will send a letter to the owner.

OLD BUSINESS:

1. Street signage— Jackie reported the attempt to rehab a sign was not successful. She will price out a whole new sign with more aluminum and will send the pricing information to the board by email. Stop signs were also discussed as they are in bad condition also. They will be measured and Dan R. will purchase three.
2. Privacy fences — Dan R received a bid from Raatz Fence Co. that was for the removal of current fences and installation of 79 new white vinyl fences. The cost is \$41,475.00. With the need to replace one more roof, the board felt this cost is more than we can spend now. Dan R will inquire about doing the work in four phases and will email the board the response he receives.
3. Locating underground water spigots— Debbie said a few have been marked with yellow. There are still people that are not shutting the spigot off completely causing water leakage and standing water. Dan R is going to make some more keys hoping to make the access and shut off process easier to manipulate.

4. Legal action on Unit 13545 — Sandy moved and Jackie seconded to have Attorney Mark Sandlin take the next step and file in court. The board agreed in full.
5. Legal action on Unit 13508 — Sandy moved and Jackie seconded to have Attorney Connie Eyle take the next step and file an action in court. The board agreed in full.

Miscellaneous discussions:

1. Debbie reported trimming has been done on items up to 15 feet. Aphix, Debbie, & George will walk the grounds to see if there is a need for any at a higher level.
2. Debbie reported all work orders which were signed off have been completed. BUT, there are still trees needing to be removed and replaced behind building #2 along Factory Lane. Also, two trees in the Entrance center were sprayed and are now dying. They will be removed and some relocation of existing plants will be done.
3. There was discussion about the back fence needing to be replaced or removed. This decision will be made when the barricades along the highway are completed.
4. The pear tree that was anonymously planted will be removed.

The meeting was adjourned at 7:30 pm.