

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
April 9, 2018

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

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

Jean reported on the financial accounts for March. The only question was a bill from Zeppas that may be covered under the contract. Sandy will check on it. Nancy moved to approve the February report and Debbie seconded.

Dan R reported on his walk around. Items observed were:

1. Address signs installed on all end units designating 2nd floor
2. Dandelions note in many areas needing application
3. Driveway noted to have oil spill on concrete in front of door
4. 13622 has a torn screen
5. Large portion of tree has fallen next to Paddock
6. Garbage cans not returned to garage
7. 13603 has leash attached to porch
8. Drains need to be cleaned by lawn contractor when services are provided
9. Erosion at down spout indicating splash block or rock is needed
10. Popup drain covers need to be replaced
11. Limbs need to be picked up along Factory Lane

OLD BUSINESS: None

NEW BUSINESS:

1. As a result of a Unit having water running in around the patio doors, it was agreed to have the flashing above patios on all two-story units inspected to be pro-active and prevent any others from experiencing this problem.
2. Tethering and dog poop destroying the common area grass was discussed. Also, it was noted that people from the neighboring apartments are crossing over along the tree line to walk their dogs on our streets. Phil will check with Susan (Zeppas) regarding the planting of bushes along this area to keep this from happening.
3. Replacing gutters on Building #8 is the priority 2018 project to be completed along with installing gutter helmet. A-1 Gutters will do this work.
4. The next priority project is to finish the power washing of driveways, mailboxes, some siding, the brick on patio at Unit 3402.
5. Dan R. will get bids on blowing insulation on end units, both up and down.
6. Sandy will call a meeting to work on a new welcome package.7. Gary is working on a checklist for the walk around.
7. The fences will be inspected for green algae/mold during the next walk around
8. Dan R. and Ted will do a special walk around to check driveways and sidewalks for needed repairs. They will have someone from Kingsbury Concrete join them.
9. Dan R. will contact Flynn Bros. to do repair work on two areas of the streets with large potholes. This will include peeling, packing, & finishing.

Meeting was adjourned at 7:30 p.m.