

PINNACLE GARDENS

BOARD OF DIRECTORS MEETING

JULY 8TH, 2019

The monthly meeting of the PG Board of Directors was held on Monday, July 8th, 2019. Board members present were Phil Hanna, Dan Palacios, Jean Kellett, Sandy Athanasakes, and Debbie Jordan. Dan Rapp represented Kentucky Realty. Sandy called the meeting to order at 6:30 p.m.

June minutes to be corrected with additional information before approving.

TREASURER'S REPORT:

Jean gave the Treasurer's report. A comment was made that the water bill for PG was higher than the normal. Because of this expense no money was put in the reserve account. There were no comments or questions on June's treasurer's report. Phil moved to accept and Debbie seconded.

WALK AROUND: Dan Rapp did a drive around and noticed a few items.

1. There was a Security sign in the common area of one condo. He will be sending out a letter to the owner. Per PG's Rules and Regulations this is not allowable. Sign must be in a window or inside the storm door.
2. There are many décor type of flags in front of condo's, but it was determined as long as they are small and staked in common area mulch they are allowable.
3. 3401 and 13549 had trash cans sitting out. Dan R. will send a letter to each.

OLD BUSINESS:

1. Motion was approved in January 2019 to allow two handicapped parking spaces to be eliminated in the spring. Leaving three in compliance with

the City Ordinance for our complex size. Dan R. stated this has been completed.

NEW BUSINESS:

- 1. Zeppa's sent out an email stating PG had many overgrown shrubs because of the unusual amount of rain in the spring. The PG Board has requested the mid-summer trim of shrubs surrounding the utility meters and the other overgrown vegetation. Dan P. also pointed out that the entrance/exit island needed to be trimmed on the end facing PG condos so not to cause a blind spot when entering into PG. This will be done by Zeppa's during the mid-summer trimming.**
- 2. The downstairs end condos on each building have overgrown shrubs covering their front windows. Zeppa's will be asked to cut these shrubs down to the bottom of the windows during the hard fall trimming.**
- 3. A possible homeless person has been spotted sleeping in a vehicle in the parking space at the end of the 3400 building. A picture of the license plate was taken and sent to Dan R. He will check into this matter.**
- 4. There are three delinquents and this information will be sent to Connie Eyles, Attorney for PG.**
- 5. Dan R. will provide a directory of unit owners, phone numbers and emails.**

7:30 Jean moved to adjourn the meeting and Phil seconded.