

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
August 14, 2017

The monthly meeting of the PG Board of Directors was held Monday, August 14, 2017. Board members present were Debbie Jordan, Nancy Chaplin, Phillip Hanna, Cesar Cestero, Ben Lampton, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Nancy moved the minutes of the previous meeting be approved as written. Ben seconded. Approved. Debbie moved to approve the treasurer's report from June. Nancy seconded. Approved. There was no discussion of the July report.

Walk around results were given by Phil:

1. Unit 13512 air conditioner displaced by water & soil erosion has been moved back but the unit still has a dent in it.
2. Unit 13616 still has an unused satellite dish on the property. Rapp & Assoc. will remove the dish when they paint lintels.
3. Dead shrubs that were to be replaced in the spring have not been done.
4. Phil talked with Ryan about weeds along Factory Lane.

Phil also reported all decks have been completed; gutters for building #1 will be done in October because of a backlog of work; and the power washing of buildings 3 & 4 will be done in the next weeks.

OLD BUSINESS:

1. Front entrance sign and lighting is complete and looks great.
2. The rock removal by the pumping station is still not done.
3. Roofing of building # 1 is complete.

NEW BUSINESS:

1. The Board discussed the displeasure with landscaping work being done. Ben moved to cancel the contract with Brightview because the work has not been up to our expectations and agreement. Sandy seconded. All approved.
2. Zeppa's landscaping company can begin work on September 1st on a per job basis. If we are satisfied at the end of the year, they will present a bid for contract work.
3. Joe J. and Phil met with John Yates of Epic regarding a bid in cutting the roots of a tree growing under an air conditioner at 13512 and also fixing placement of the unit. A walk through to look for other similar situations along Factory Lane will be done after 13512 is complete.
4. The Board discussed the situation of unit 13508 and the possibility of no heat and electricity this winter. This would be in direct violation of our Rules and Regulations, Section 11, Article V, regarding lack of heat and electricity. Attorney Connie Eyle will be consulted about any recourse we may have.

Other items discussed:

1. It was noted unit 13602 is advertising for rent. Dan Rapp will contact the owners by letter or telephone to advise them this would be in violation of our Bylaws.

Meeting was adjourned at 7:35 p.m.