

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
June 13, 2016

The monthly meeting of the PG Board of Directors was held Monday, June 13, 2016. Board members present were Ben Lampton, Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Tony Vick, Peggy Sullivan, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Also present were guest owners Patsy Durbin and Ted Koeltz. Sandy called the meeting to order at 6:35 p.m.

Nancy moved to approve the minutes of the April meeting as sent out to all Board members. Debbie seconded; approved. There was no meeting in May.

Jean gave the treasurer's report. Nancy moved to approve; Tony seconded.

OLD BUSINESS:

1. Monthly walk around results were given by Dan R. Items include:
 - A. Screens have been repaired
 - B. Biggest issue seems to be the dead bushes planted to cover satellite dishes.
 - C. There are approximately 15 violations of grills on patios. A letter will again be sent to all those not in compliance.
 - D. Other items noted were an exposed cable behind 3401; a dead tree along Factory Lane to be removed; satellite dish at 16325 is not attached correctly; and there are many, many moles that need to be eliminated. Greenscapes will be asked if they can do this.
2. Phil reported there was a leak behind the faucet in a garage near him. It has been repaired and the bill given to Dan R. to pay. Phil will get the key to the main line to take care of this problem if it occurs again.
3. The trimming of plants was discussed with Greenscapes. They want PG to come up with guidelines for which shrubs and trees should be trimmed.

Units planting vegetable gardens and the construction of a retaining wall was reported. These were done without a Grounds/Landscaping Replacement Request Form being completed. Dan R. was asked to send a letter to 13545 and 13533 to dismantle the above.

4. The towing company used to tow cars when called was discussed. Using them means an owner reporting the car must sign and pay for the tow. The Board is encouraged to place PG business cards on any cars seen parking in the street.

2016 Projects reports:

1. The deck boards were cleaned and mold has returned. Dan R. reported Trex would cost \$38 per board to replace. The cost of regular board would be \$8.94 each, but they must be cured for three months and then stained. Questions arose as to where the boards would be stored while curing and what the cost of labor would be to stain and replace current deck boards. Dan R. will check on these costs.
2. The square footage issue was explained again to the unit owners in attendance. Buildings 7 & 8 are confirmed to have garage included in square footage. Bldg #6 has to be checked and verified. Then Blds 1—5 have to be proven to not have garages included.

A letter from the Attorney was read by Sandy giving an update. The mylars have to be changed before the master deed can be changed. Confirmation is only phase one of what will need to be done. She is in contact with the necessary people.

Phase 1 is confirmation; phase 2 is changing the mylars; phase 3 is changing the master deed; and phase 4 is the recourse of actions taken. All this will be a timely process.

NEW BUSINESS:

1. The PVA's recent reappraisal had errors on some PG units. Owners needed to contact the PVA office.
2. Dryer vents—Coit and the unit owner must make the appointment if they want a cleaning done. Some have unusual designs. Unit wide cleaning is not scheduled to be done this year.
3. Building #5 is scheduled for roof and gutter replacement this year. This will be scheduled for the fall.
4. Gutters need to be cleaned at 13528.
5. Upcoming events included Picnic in Sept.; Yard Sale Oct. 8; and newsletters in July & September.

The meeting was adjourned at 8:35 p.m.