

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
August 8, 2016

The monthly meeting of the PG Board of Directors was held Monday, August 8, 2016. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Tony Vick, Dan Palacios, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Also present were guest owners Kathy Anderson and Cory Todd. Sandy called the meeting to order at 6:30 p.m.

Visitors were invited to ask their questions or give their opinions before the regular meeting was held.

1. Kathy Anderson reported she had water damage from rainfall/flooding and the poor drainage. She stated insurance paid most of the floor replacement but she had additional expenses including an attorney as a result of the flooding.
2. Next she reported a brick was missing from the side where the utility boxes are located.
3. And, she informed the Board her glass front door was broken probably as a result of landscapers causing flying debris/rocks. Someone from the Board will speak to Greenscapes about this.

At this point the guests left and the Board proceeded with the general meeting.

The issue of the flooding damage and inadequate drainage was discussed. Since more heavy rain was expected in the next few days, sand bags will be placed at this location until a resolution is reached.

Since arrears are involved with this unit, a solution will be worked out with the owner as far as any possible compensation for floor damage. Dan R. will contact her.

Nancy moved the minutes be approved as written and distributed, Jean seconded.

Jean gave the Treasurer's report. Tony moved to accept and Nancy seconded.

OLD BUSINESS:

1. Dan R. reported the results of his walk around.
 - a. Landscapers are causing ruts due to wet ground. They need to correct.

- b. Bushes were lowered as requested.
- c. All balconies were checked and two had grills remaining on them.
- d. Ten bumpers will be placed along the back street to discourage parking on grass. In the future, some may be placed on the front street also.
- e. The water leak above the patio door at 13636 has been repaired.
- f. At the entrance one sprinkler head is broken. Dan R. will address this issue.

2. Dan R. gave the bid information for the deck boards:

84 Lumber ... \$15,775.82 (no stain)

Quality Assurance Construction \$16,995.82 (no stain) and \$10,562.24 for stain after three months.

Paul Mewman \$29,200 (includes staining)

The Board made the decision to have Rapp & Assoc. remove and replace the deck boards and Quality Assurance do the staining in three months. Dan said the deck work would begin within two weeks, weather permitting.

- 3. Patio cleaning will begin along with mold on siding and mailboxes where necessary. Patios below decks will be done last.
- 4. New roof on building #5 will be done in September.

NEW BUSINESS:

- 1. As a result of information from Joe Jordan, the Board decided a letter should be sent to MSD, Julie Denton, Councilman, Mayor, etc. regarding inadequate storm drainage in the natural watershed drain on local or federal right-of-way which we cannot encroach. This was prompted because of the heavy rains which caused flooding on PG property.
- 3. The board will be getting new bids for landscaping work.
- 4. To complete the discussion from the last meeting regarding unit owners request for a temporary gate to cover the air conditioning unit, Phil moved to accept the request with the condition it be seasonal and to provide information on color, manufacturer, and where it was purchased. Jean seconded. All approved.

Meeting was adjourned.