

Pinnacle Gardens February 2023 Monthly Board Meeting

Grace Church @ 6,30pm2/13/23	
Jackie Crenshaw -President	Jean Kellett- Treasurer
Tony Vick-Vice President	Melody Gary-Secretary
Sarah Nordham	Debbie Jordan
George Coleman	Danny Lind
Alex Berger	Shaun Haley- Kentucky Realty

- Call to Order at 6:30pm
 - **Meeting was called to order at 6:27 pm**
- Roll Call/ Confirm Quorum
 - **Present:** Jackie Crenshaw, Tony Vick, Jean Kellett, Melody Gary, Debbie Jordan George Coleman, Danny Lind
 - **Absent:** Sarah Nordham, Alex Berger

Open Forum

- Approval of Minutes January Board Meeting Annual
 - **Melody to review and make minor edits; will resend to board members for approval. Complete.**
- Annual Meeting 2023
 - **Melody to review and make minor edits; will resend to board members for approval. Complete.**
- Treasurer's Report - Jean Kellett
 - **Jean gave the monthly update for the financials.**

Unfinished Business: from 2022

- Update on legal issues against 13508 \$17,879.14
 - **No change; waiting on foreclosure; homeowner has not filed Chapter 13 bankruptcy.**
- Delinquent HOA \$3949.52
 - **All demand letters have been mailed. KY Realty will be placing liens on two units: 13623; 13534.**
- Update about deed restrictions from Shaun after talking with Mr. DeWees
 - **Shaun will ask the attorney, Mr DeWees to investigate the details of the restrictions. Shaun will report findings in the March board meeting.**
- New Street Signs- Stabilization- Danny, George, Shaun
 - **George and Danny looked at the signs to determine best method of repairing and to keep the signs from breaking. Jackie suggested adding grommets – she will investigate and let us know.**
- Looking for snowblower
 - **Snowblower was in the KY Realty Warehouse. KY Realty to consider purchasing the snowblower – Shaun will report back at March board meeting.**
- Forest Springs Trash pick-up- George Coleman contacting their HOA board
 - **George will contact Forest Springs HOA board about trash on their property opposite of our neighborhood on Factory Lane.**
- Repair request from: **Shaun is checking on the status of repairs and will report back to the board at the March board meeting.**
 - Eunice Salazar @13601 11/13/22
 - Carly Gross @13625 1/1/23
 - Lindsey Harnett @13534

New Business: 2023

Timeline of projects:

Shaun to get bids and provide quotes to the board at the March meeting for the following:

- Roof and gutters for building #4 (Shaun to contact Superior for cost & compare to cost in 2022; based on the cost for 2023 vs 2022 we will then decide on next steps)
- Privacy Fences (staining)
- Seal Coating/ striping
- Paint all trims
- Power washing outside of units
- Front Entrance Repair from drunk driver
 - **APHIX quote to repair ground/grass \$556.53; Tony made the motion to approve quote, Jean seconded the motion. All voted to approve.**
 - **Quote to replace Factory Lane Sign – approximately \$800.00. We will not replace pole and sign.**
 - **George and Shaun will create letter and send to the driver to demand payment for sign/pole and the repair of the ground/grass.**
- Patios and outside of units
 - Trash on patios
 - **Sarah to develop and communicate a reminder on our FB group page to residents to do “spring cleaning” on their patios. She will also remind residents to adhere to the speed limit in the neighborhood.**
 - Garage Doors repairs
 - **Shaun to send letters to homeowners who need to repair/replace their garage door.**
- Replacements of trash cans
 - **Jackie to contact Waste management about the policy to replace trashcans.**
- **Danny and George reported a section of the roof on building #5 needs to be looked at. There is also a wire outside on the roof, not sure what the wire is for?**
- Executive Session (if needed)
 - **Not needed**
- Adjournment
 - **Meeting adjourned at 7:45 pm.**

Rental Units:

13518	13616	13550	13638
13620	13634	13630	
13622	13540	13608	

- **Shaun to confirm rental units in March board meeting.**