

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
November 10, 2014

The monthly meeting of the PG Board of Directors was held Monday, November 10, 2014. Board members present were Phil Hanna, Tony Vick, Ben Lampton, Sandy Athanasakes, and Nancy Chaplin. Dan Rapp represented Ky. Realty. Dan Palacios and Bill Gaar were absent. Sandy called the meeting to order at 6:30 p.m.

Phil moved to accept the minutes from the previous meeting. Tony seconded.

Nancy moved the treasurer's report be accepted as presented. Tony seconded.

OLD BUSINESS:

The following items were reported as a result of the regular walk-thru:

- A) Trimming will start this week (Nov. 10);
- B) Tree and/or shrub replacements will begin;
- C) Irrigation system has been turned off for the winter;
- D) All windows have been replaced except one which was a different size.

Gas leak problem - HUD is responsible for the repair (owner). In the meantime gas is shut off in that unit. It should be taken care of in the next few days. Phil will have LG&E come out to check the entire building for any possible leaks.

Dan R. received an email regarding work to be done before a closing (Unit 13624). Two items concerning the roof need to be taken care of by the Association. One item inside the condo by the furnace will be the owner's responsibility.

Deck problem - - Sandy is pursuing with an attorney on contingency fee basis only.
(This is after a free consultation.)

NEW BUSINESS:

Sandy moved to accept the proposed budget for 2015 as presented by the Budget Committee. Phil seconded. All voted yes.

The budget includes a 2.59% increase this year to keep up to date with the reserve study and continue to pay regular maintenance bills.

A design change form was submitted by a condo owner for changes to a patio. Because of inadequate information, the Board can only take it under advisement for the time being.

With no further business, the meeting was adjourned at 7:25 pm..