

PINNACLE GARDENS HOMEOWNERS

ANNUAL MEETING

JANUARY 18, 2020

Board members present were Jean Kellett, Dan Palacios, Debbie Jordan, George Coleman, Phil Hanna, and Sandy Athanasakes. Dan Rapp was present representing Kentucky Realty and he provided the refreshments. All attendees signed the record of attendance and there were no proxies.

Sandy called the meeting to order at 10:00 a.m.

Jean moved to dispense with the reading of last year's minutes and approve them as written. Debbie seconded.

Jean gave the Treasurer's report. As there were no questions, Phil moved to approve and George seconded.

Sandy gave the explanation of the increase in maintenance fees due to the extra costs not in the 2019 budget:

1. Water issues – three major leaks.
2. Several tree removals due to storms and being dead.
3. Some units not paying HOA fees. When past due fees reach \$500.00 a Demand letter will be sent. If there is no response to the letter within the allowed stated time, a lien will be put on the unit. Currently, HOA is foreclosing on one unit.

OLD BUSINESS: 2019 Accomplishments

1. A Facebook page was created by Gary Stinson.
2. The irrigation has been put on a separate water meter to avoid sewer charges.
3. Power washed some siding and mailboxes.
4. Figured out the water meters and shut off valves to each building.
5. A walk around checklist was created by Dan P.

2020 PROJECTS:

1. Look into blowing installation on the end units.
2. Inspect signs in complex and ID ones that need replacing.

3. Paint the mailboxes after power washing off the winter grime.
4. Build up the Reserve Account.
5. Replace a roof and gutters on the next building to be done.

Sandy reported in 2019 there were seven units sold with prices ranging from \$164,000 up to \$172,000.

The meeting was then in open forum for questions and comments.

1. The edge of lawns being parked on is tearing them up.
2. Neighbors being loud and not considerate of other neighbors next to them. The police can be called if noise persists after 10:00 p.m.
3. Maybe resume social get togethers this year.
4. Unit owners not cleaning up after their dogs. Some owners have been allowing their pets use the front common areas and not cleaning up.

The meeting was adjourned at 10:50 a.m.