

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING

July 11, 2016

The monthly meeting of the PG Board of Directors was held Monday, July 11, 2016. Board members present were Ben Lampton, Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Dan Palacios, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Also present were guest owners Patsy Durbin, Ted Koeltz, Cory Todd, and Nancy Applegate. 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. Patsy began by calling the Board's attention to how Greenscapes heavy equipment was brought in to fix certain yard spots but neglected to fix the barren spot in front of Units 3419/3421.
2. Discussion turned to the square footage situation. Sandy reiterated all the steps that were necessary to set documents right. The Board is still looking at changing the Master Deed because it has defective information. This is an on-going project.
3. Nancy Applegate then handed the board three folders with pictures and a list of items she would like addressed.
 - A. Front doors—color cannot be changed and is listed in R&R. The hardware can be either brass or nickel as builders used both. Storm doors are allowed per R&R.
 - B. Window repairs — if seal is broken, PG is responsible for replacement, otherwise the owner is responsible. Dan R. will look at her problem to determine what has to be done. She asked about hiring a window washer to clean upstairs windows which is perfectly fine.
 - C. Equal treatment of landscaping covering only some utility boxes while others are left bare and unsightly. This will be looked into.
 - D. Concrete barriers along a drain are unsightly but were placed there because the drainage was causing erosion. This item has to be researched because of effectiveness and cost.

E. Balcony and when the work would be done. Sandy explained what the Board was doing and why the deck boards had to be replaced because the mold continues to return.

F. Vinyl cleaning— this will be done about the same time as patios are cleaned.

G. Security concerns: At Unit 13554 the bush at the front entrance is overgrown to the point it extends onto the entryway and blocks window view. This item will be taken care of as soon as possible.

H. Noise barrier progress. Sandy explained contacts that have been made and how it is an on-going project.

I. She extended a thank you for what the HOA has been doing to keep PG in good shape.

4. Ted told the Board the gutters at 13528 need to be cleaned. The downspout overflows when it rains.

At this point the guests left the room and the regular meeting began at 7:15 p.m.

Phil moved to approve the minutes of the June meeting as sent out to all Board members. Jean seconded; approved. Jean gave the treasurer's report. Debbie moved to approve; Nancy seconded.

OLD BUSINESS:

1. Monthly walk-around by Dan R. included the following items:

A. Siding needs to be cleaned along Factory Lane. It is moldy.

B. Water valve with possible leak has been shut off by Phil.

C. Repair of pot holes in asphalt is being looked into.

D. Phil has repaired front stones that came off in a couple areas.

E. Dryer vent in lower end units have two 90 degree angles and need to be cleaned every 2 or 3 years. This was noted by Coit after Jean had to have hers cleaned out.

2. Discussion turned to replacing the Deck boards. It was determined replacing

The boards with treated lumber is the most economical way to progress. However,

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the labor for removal of current boards, putting down the new treated boards, and then staining them top and bottom will be quite expensive. Dan R. will get bids to do this work.

NEW BUSINESS:

1. Patio power washing - A letter will be sent out and contact will have to be made to set up a time for the work to be done.
2. Phil will contact Greenscapes about cutting the bush back at unit 13554. Debbie determined it was a burning bush and it can be cut back drastically without damaging the bush.
3. The construction at the patio of 13545 without permission was discussed. A letter will be sent to the owner along with the Architectural Change Form to complete and an explanation as to how the Bylaws were broken.
4. Dan R. was asked to put Unit owner of 13549 in collection because of excessive arrears.
5. A request for Landscaping/Ground Change Form was received from Unit 13618 along with pictures of a fence the owner would like to put up in front of the air conditioner which sits right next to the patio. Discussion followed and a consensus was reached to allow the item, however the motion was not made before the meeting was suddenly adjourned.