

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
October 9, 2017

The monthly meeting of the PG Board of Directors was held Monday, October 9, 2017. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Ben Lampton, Gary Stinson, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:00 p.m.

The first order of business was to call an Executive Session to resolve the question of allowing units to be used as an AB&B or short term rental. Attorney Eyle had been asked to give her opinion on the matter and a response letter from her was read to the Board. After discussing how this would be in non-compliance with our Deed and Rules & Regulations, plus a negative effect with insurance coverage, the Board unanimously decided no short term rentals would be allowed. Dan Rapp was asked to send a letter to all Unit owners regarding the issue and decision.

The executive session ended and the regular meeting then followed. Phil moved the minutes of the previous meeting be approved as written. Debbie seconded. Approved. Jean reported on the financial accounts for September and items were discussed. There were no further comments on the August report so Nancy moved it be approved and Debbie seconded. Approved

Walk around results were given by Phil and Dan R.

1. Unit 13508 - has a blanket hanging in upper window
2. Unit 13622 - is still tethering dog & there are piles of poop in the yard
3. Unit 13539 - has a damaged screen
4. Unit 3412 - window & patio door seals are broken and need to be replaced
5. Unit 3421 - need to check bay window which is leaking

OLD BUSINESS:

Unit 13512 - Epic is working on drainage and tree roots issue along with air conditioner problem and have determined it may be due to a leak in the sprinkler system.

Steps that need to be taken are (1) Epic is going to tie it all into the pipe going down the street, remove the root, replace dirt, and level the air conditioner; (2) Dan R. will ask Stemler to come out to check for a leak, check sprinkler heads, and turn system off for the winter; and (3) Epic needs to check if the pipes they originally put in are directing water all the way down.

Phil moved to have Zeppa responsible for controlling the sprinkler system next spring and summer. Jean seconded. Approved.

NEW BUSINESS:

1. The snow removal contract for Zeppa was discussed. They will make decisions as to when it is necessary to do the snow prevention or removal. Nancy moved and Jean seconded to accept Zeppa's contract for snow removal. Approved.
2. The 2018 budget was discussed. The 2018 expenses are needed by first of Nov. Sandy will schedule a budget committee meeting to prepare the budget for Board approval at the December 11 board meeting.

Meeting was adjourned at 7:25 p.m.