

**PINNACLE GARDENS**  
**BOARD OF DIRECTORS MEETING**  
**JANUARY 13, 2020**

The monthly meeting of the Pinnacle Gardens Board of Directors was held Monday, January 13, 2020. Board members present were Jean Kellett, Dan Palacios, George Coleman, Phil Hanna, Debbie Jordan and Sandy Athanasakes. Dan Rapp represented Kentucky Realty. Sandy called the meeting to order at 6:30 p.m.

Jean moved to approve the minutes of the December meeting and George seconded. The Treasurer's report was given by Jean. There were no questions except to note that as of December 2019 no credit from the water company had been issued. Debbie moved to accept and Jean seconded.

**WALK AROUND:**

Dan P. and George did the walk around and took notes on several roofs had loose shingles and roofing boots around stacks need to be replaced from the last storm. Dan Rapp will contact the roofing company.

13616: Patio light is missing the glass cover. A letter will go out to the owner.

13636: Rear area shows a space between the siding and brick which could lead to possible water leak inside condo. Dan R. will have his maintenance man look into this issue.

13642: Several piles of dog poop lying in the front common area. The owner has a dog, so Dan R. will send a letter.

During the walk around it was noted that drains between the buildings has soil that has been washed away leaving the drains sticking above ground. Rock will be filled in to help with his issue.

To help with icy areas around the mailbox's, Dan R. will be putting a bucket of sodium chloride (not rock salt) with a scooper so homeowners and board members will be able to utilize this winter when needed.

Phil presented information on Dauenhauer Plumbing. For PG customers they will charge \$120.00 per hour instead of the higher rate they normally charge for services. This is for PG homeowners if a plumber is needed and they don't know of any to call.

**NEW BUSINESS and THE AGENDA:** The annual meeting will be held January 18, 2020 at 10:00 a.m. at the church with board members to arrive early to arrange the room for the meeting.

After the Treasurers report, the increase in the HOA fees will be explained. About the water leak issues and fallen trees being removed after storms with cost that exceeded the budget.

Projects for 2020 will be discussed:

1. Accounts receivables – the extra payment to build up the reserve account.
2. Finish power washing mailboxes and paint them.
3. Four more roofs need to be replaced along with the larger gutters. HOA will try to replace one roof this year.

Have an open discussion to ask if any HOA members have a Wish List.

Jean moved to adjourn at 7:45.

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