

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
MARCH 14, 2016

The monthly meeting of the Pinnacle Gardens Board of Directors was held on Monday, March 14th, 2016. Board members present were Jean Kellett, Peggy Sullivan, Phil Hanna, Tony Vick, Sandy Athanasakes, Debbie Jordan and Dan Rapp representing Kentucky Realty. Sandy called the meeting to order at 6:30 p.m.

Tony moved to accept the minutes of the previous meeting and Phil seconded.

Jean gave the Treasurer's report. Phil moved to accept and Tony seconded.

OLD BUSINESS:

The monthly walk around results was: 1) A unit's faulty patio door glass has been replaced as requested by the board and Dan Rapp. 2) The concrete curb extending into the driveway (by drain culvert and Sanitation pump station) was removed. 3) Patch holes in the roads when weather warms up. 4) Issues of water overflow during the rain with the new installed gutters being larger than drain connectors behind Bldg. 7. This will be brought to the attention of A-1, installers of the gutters, on how to address this issue. 5) Letters to be sent on items placed in yards that are not allowed.

Dan Rapp presented a draft of the "Collection Letter" that was discussed at the previous meeting. This will be sent to homeowners with balances over \$500.00 allowing thirty days to respond before being turned over to the contracted collection agency. The letter was accepted by the board. Phil accepted and Tony seconded.

It was noted that Rumpke will do recycling per unit and bill the owner, but will need a contract for PG trash pickup for all units and the cost was substantially higher than with current company, Waste Management. More research will be needed before a decision is to be made.

NEW BUSINESS AND 2016 PROJECTS:

- 1) A quarterly newsletter meeting will be held April 3rd, 2016 at 3

- 2) Removal of dead trees and replacements planted.
- 3) Power wash patios. Letters will be sent to inform owners the date and their responsibility to remove items from the patio. This is to include the mailboxes. It is noted that Phil will contact Robert Peyton to arrange the dates.
- 4) Three lights to be installed at the entrance. One on each side and one in the center.
- 5) New roof and gutters for building 5 and possibly 3.
- 6) Continue to push for sound barriers along Snyder Freeway due to new bridge.

Phil moved to adjourn and Debbie seconded.