

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
August 10, 2020

The monthly meeting of the PG Board of Directors was held Monday, August 10, 2020. This meeting was held via Zoom due to the Covid-19 virus. Board members taking part were Jean Kellett, Nancy Chaplin, Dan Palacios, George Coleman, and Sandy Athanasakes. Dan Rapp arranged the Zoom meeting and represented Kentucky Realty. Sandy called the meeting to order at 6:35 p.m.

Jean moved to approve the minutes of the last meeting and Nancy seconded. The Treasurer's report was given by Jean. There were a couple questions regarding Aphix billing on the July report but these were determined to be for tree removal and for bush replacement, both of which had been previously approved. George moved to accept and Sandy seconded the approval of the June report.

WALK AROUND REPORT:

1. Sandy reported that a Landscaping Design form had been received from Unit 13614 and was signed off on by board members so the work could be done.
2. Complaints that garbage cans are left out continually by Units 3411 & 3413. It was stated a board member on that street should put a sign on them.
3. Dan R/ Ky Realty will take care of the maintenance items on the list.

OLD BUSINESS:

1. Chipmunk removal has been done.
2. Loose & missing stones on the entrance walls will be repaired/replaced by George with additional help.
3. Superior Construction that will be doing the new roof will also be replacing the guttering at the same price as it was done by past contractor.
4. Regarding the request for a flag pole & flag, a letter was received from the Attorney and it stated (in short) as long as it follows the bylaws they can put up a flag. The board agreed and asked Dan R. to send a letter to the Unit owner to inform them just what is allowed.

NEW BUSINESS:

1. George sent an email previous to the meeting moving to accept the bid from Landscaping Lighting Company to install lights at the entrance walls and center with the ability to purchase red & green colored lens to use at Christmas. The board unanimously agreed. It was noted during discussion the possibility of a flag at the entrance at a later time.
2. The question arose regarding the responsible party for repairing or purchasing new lighting fixtures for the front and/or back of the units. It was agreed this is a PG responsibility. A small number are not up to code.
3. Dan R reported an incident involving units 13632 and 13630 where the whirlpool tub overflowed into the downstairs causing the ceiling to be destroyed and dining table destroyed. The insulation and drywall will be PG responsibility. The ceiling in the room has to be replaced. Dan R will send a letter to the owner to file with his home insurance company.

The meeting was adjourned at 7:40 p. and the board did agree to hold the next meeting via Zoom also.