

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
May 8, 2017

The monthly meeting of the PG Board of Directors was held Monday, May 8, 2017. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Ben Lampton, Dan Palacios, Gary Stinson, Cesar Cestero, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Debbie moved the minutes of the previous meeting be approved as written and corrected. Dan P seconded. Approved. Jean reported on the financial accounts.

Walk around results were given by Phil, Sandy, and Dan R.

1. Unit 3403 - will have rocks removed from beside driveway and once again attempt to seed/sod with grass.
2. Last weekend a car had to be towed away because it was left in parking space with expired plates and flat tires.
3. There are a few bumpers that need to be locked down.

OLD BUSINESS:

1. Dan R. passed around a thank you note from the Bill Gaar family.
2. Unit 13540 with the cracked window and broken patio glass door - Dan R. reported that he checked the damage and noted the screen & inside glass were both in tact thus leading him to believe the most likely cause was from a lawn mower hitting and throwing rocks. Since the argon gas is now gone from the door, PG will be responsible for replacing the pane.
3. Roof replacement scheduled for this year will be done on Building #1 (rather than bldg. #3) because of the problems being encountered this spring and also the eaves are full of debris and in very bad condition.
4. Dan R. reported the irrigation has been turned on. There is a four inch sleeve running under the street. This is where the plan is to run an electrical wire.

Old business cont'd

The plan is to add a weatherproof outlet in the center (for a flood light) and also one on the right wall. Dan R. will contact Rockhold Electric for the work.

5. Once more there was a complaint of kids riding skateboards on the street. One was almost hit by a car. Also, they have been reported turning on water to have water fights and they were seen sitting on top of the center stone at the entrance. Dan R. will send a letter to owner of the rental property regarding these items.

Project items discussed:

1. Staining of decks — this is completed.
2. Painting of lintels - Rapp & Assoc. will do this once rain has stopped.
3. Add boards to shed - Joe will measure and tell Dan R. the size needed.

NEW BUSINESS:

The following are proposals for landscaping improvement and repairs:

1. Rock installed in washed out area at end of PG Drive. Brightview - \$544
2. One unit has dill growing and returning after being pulled out and it is taking over. Brightview to remove, treat, and replace with mulch - \$398
3. Washout repair behind building #8 - Brightview \$367
4. Pine needle mulching behind building #1. The whole area is sinking and an air conditioner has to be bolstered up to keep level. Since this is worse than reported to Brightview, they will return to look at the entire area to see what can be done.
5. Removal of dead tree at units 13504 and 13500, removal of dead tree on factory lane; and removal of dead tree at front entrance by building #1. Cost \$2819

There was a vote to approve (8 yes and 1 no) the work on items 1, 2, 3, and 5.

Other items noted that will need work done were a dead tree behind building #3, rocks by the lift station need to be removed and landscaped around them; and area at far end of building #1 needs something done to improve the appearance.

Debbie made the suggestion to add the painting of the front doors to the project list.

Meeting was adjourned at 7:45 p.m.