

**PINNACLE GARDENS**  
**BOARD OF DIRECTORS MEETING**  
**June 12, 2017**

The monthly meeting of the PG Board of Directors was held Monday, June 12, 2017. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Dan Palacios, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Jean moved the minutes of the previous meeting be approved as written. Phil seconded. Approved. Jean reported on the financial accounts for May and items were discussed. No further comments on April so Phil moved it be approved and Debbie seconded. Approved

Walk around results were given by Phil and Dan R.

1. Unit 3403 - rocks still beside driveway.
2. Unit 13540 - broken glass still covered by a board
3. Unit 13534 - has potted plants & stepping stones
4. Unit 13626 - a car with expired plates. A notice will be placed on the car.
5. Unit 13512 - The water and drainage problem behind this unit needs more than cleaning it out. The committee needs to meet with Ryan of Brightview to decide what needs to be done.
6. The area next to the trees along the Paddock needs to be cleaned out. Brightview may be dumping clippings etc. in this area.
7. Unit 3421 had large ant mounds in front. Envirosafe will be called.
8. There are approximately 20-25 doorbells needing to be replaced. Joe Jordan will be doing this work.

**OLD BUSINESS:**

1. Front entrance lighting - Dan R. reported Stemler's bid for electrical work was \$1500 if the sleeve is clear to do the work. More if sleeve was not clear. All agreed work should be done by Stemler.

## NEW BUSINESS:

1. Roofing work - Dan R. reported there was no response to calls to American Roofing when roof repairs needed to be done. They also put a blue tarp on the wrong roof some time ago. A bid was received from Epic Contracting to work on Building No. 1 for \$52,558.23. It was decided to change companies for roofing work and accept Epic Contracting's bid. The roof on Building No. 1 will need work to begin as soon as it can be scheduled because of the problems that have occurred recently.
2. The eaves/gutters along the back of building #1 are full. Trees need to be cut back to keep them off roof. The eaves/gutters will be replaced after the roof work is completed.
3. Dan R. to check American Roofing's contract to make sure we are Okay to cancel.
4. No bid has been received as yet from Crane Hardscape Supply for removal of very large rocks or to rearrange them and include plants or flowers to look good.
5. It was noted that the fence along the highway needs to be cleaned out and that it has some holes in it.

## Other items discussed:

1. Unit 3400 with two large dogs have been spotted not picking up their dog's poop and usually in the same place. Dan R. will send a letter to them.
2. Flowers were sent to the family of Bill Selman who passed away last week.
3. The power washing of patios is to begin next Monday with Building 8 and then 7. A notice will be posted on doors prior to washing. The next two buildings will be done in July.
4. Some units have green mold on bottom of fences. This can be cleaned off easily.

Meeting was adjourned at 7:35 p.m.