

Pinnacle Gardens HOA Monthly Board Meeting

Monday, March 13, 2023

Agenda

Grace Church @ 6:30pm 3/13/23	
Jackie Crenshaw -President	Tony Vick – Vice President
Jean Kellett- Treasurer	Melody Gary-Secretary
Sarah Nordham	Debbie Jordan
George Coleman	Danny Lind
Alex Berger	Shaun Haley- Kentucky Realty

- Call to Order 6:30pm
 - **Call to order at 6:34pm**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick; Jean Kellett; Melody Gary; Sarah Nordham; Debbie Jordan; George Coleman; Danny Lind**
 - **Absent: Alex Berger**

Open Forum

- Approval of Minutes February Board Meeting
 - **Debbie made motion to approve; Sarah seconded the motion; all approved.**
- Treasurer's Report - Jean Kellett
 - **Jean gave the monthly update for the financials.**

Unfinished Business

- Update on legal issues against 13508 (Shaun has requested time on the agenda)
 - **The Motion for Judgement of Sale went to the Master Commissioner on 2/8/23. Awaiting Master Commissioner's decision.**
- Delinquent HOA's (proof of liens)
 - **Letter were mailed to residents with delinquent HOA payments; some are now up-to-date others still have delinquent HOA amounts.**
- Update on repair request from:
 - Eunice Salazar @13601 11/13/22 **(complete)**
 - Carly Gross @13625 1/1/23 **(complete)**
 - Lindsey Harnett @13534 **(attempt to repair, scheduling issues with resident)**
- Update on drunk driver damage to front entrance
 - **Two letters sent to the driver (one was certified mail) with no response**
 - **Repair of grass will be reviewed again my APHIX**
- Street Signs – stabilization
 - **Shaun will be getting quotes for new signs made of steel**
- Garage door repairs – letters sent?
 - **Jackie to send pictures and information to Shaun of garage doors that need to be repaired**
- Communication on spring cleaning – patios in particular.
 - **Board will discuss spring cleaning communication at the April meeting**
 - Communication about speed limit in neighborhood **sent**
 - Communication updating residents about storm damage **sent**

New Business: 2023

- Update on Storm Damage
 - Discuss repairs from the storm (roofs, trees, fence, flashing on unit 13548)
 - **All trees removed; 2 stumps to be grinded; 1 stump will need gas/electric areas to be marked before grinding. Total cost \$959.86 Quote 27024.**
 - **Flashing has been fixed**
 - **Repair of fence was discussed – Ky Realty to handle**
- Insurance claim update (Shaun)
 - **Adjustor reviewed all damage and the board is waiting on information from insurance company**
- Roof replacement on Building #4
 - **Building #4 has been temporarily tarped until we hear from insurance adjustor; once we have information from insurance we will proceed to have Superior put a new roof on the building**
- Quotes for 2023 project from Shaun
 - Privacy fences (staining) **(do not have quotes yet)**
 - Paint all trims
 - **Shaun to quote with Ky Realty doing the work**
 - **Tony gave Shaun another company to contact for a quote**
 - Power washing outside of units **(do not have quotes yet)**
 - Seal Coating/stripping
 - **Shaun to work on quotes for repaving/stripping**
- Landscaping projects
 - **Debbie submitted proposals to remove 12 Laurel bushes (\$387.05 Quote 26882) and some dead trees (2 dead ash trees along the fence line next to the Paddocks; 1 dead Cherry tree behind Building 2) (separate from the storm damage) (\$739.33 Quote 26881). Total cost: \$1,126.38. Jean made the motion to approve and Tony seconded the motion. Approved by the Board.**
 - **Requested all landscaping projects for the year.**
- Executive Session **(not needed)**
- Adjournment **(meeting was adjourned at 8:00pm)**

Rental Units:

13518	13540	13620
13608	13616	13638
13622	13634	
13630	13550	