

PINNACLE GARDENS

BOARD OF DIRECTORS MEETING

SEPTEMBER 8 , 2014

Board members present included Sandy Athanasakes, Tony Vick, Phil Hanna, and Bill Gaar. Those unable to attend were Nancy Chaplin, Dan Palacios, Ben Lampton and Joe Jordan . Dan Rapp attended representing Kentucky Realty as well as Chris Morgan from GreenScapes.

Sandy opened the meeting at 6:36 p.m. The minutes of the August meeting were emailed to the all Board members for review prior to the meeting. It was moved by Bill Gaar to approve the minutes as written and seconded by Phil Hanna.

The Treasurer's report was given by Bill Gaar.. He stated we were right on track with our projected budget and moved to accept the report Sandy seconded the motion, all members approved.

Chris Morgan from Greenscapes addressed the Board about our landscaping. He was questioned about shrub pruning and the fact that some were over trimmed. There was a discussion of the process and what steps would be taken to prevent this from happening in the future. It was mentioned that there would be no individuality in the pruning or landscaping. All landscaping will on a formality basis. Residents are not to ask Greenscapes to do individual pruning, etc... all decisions must be made and accepted by the Board only. Chris agreed to abide by this decision. Phil mentioned that a Saturday (to be determined) would be set for all Board members to do a walk through with Chris to suggest what items need to be addressed. Those not being able to attend should contact Phil Hanna or the Board with ideas or concerns.

Dan Rapp addressed a letter from a resident of 13642 with an issue to replace an overgrowing shrub. It was suggested to move the shrub and replace with sod, and move shrub to another area on property in need. The Board approved to make this change. It was mentioned about a drainage issue from the roofs. This is a universal problem throughout the complex, and will best be addressed when the roofs will be repaired in conjunction to our Reserve Study. Chris addressed the issue of bugs damaging some of the front shrubs of the units. He said the shrubs have been sprayed and he will monitor the progress.

OLD BUSINESS

Dan Rapp reported on maintenance items that had been fixed around the property.

The Neighborhood watch sign has been installed at the front entrance, but needs to be lowered due to it being too high and not visible.

It was addressed about a resident having aluminum foil in the windows which was a violation of our Rules and Regulations, stating that only a white sheer should be visible to the outside. Dan said a letter was sent.

NEW BUSINESS

The Board received notice from Joe Jordan that he would be resigning from the board as of 8/31/14.

It was mentioned about a dispute between neighboring residents. Phil met with both parties to discuss. It was noted that if the issue continues that they should contact local authorities or if parking issues continued to have vehicles towed. The Board agreed that it was not in our realm to get involved with such issues, but must be handled between residents, and authorities if needed.

A reminder that the Community Picnic is this Saturday, September 13th at 4:00 pm. It will be held in the area between Grace Evangelical Church and Pinnacle Gardens. Pinnacle Gardens will supply hamburgers and hot dogs. Everyone is asked to bring their own drinks and a side dish to share.

The Neighborhood Watch meeting for all residents will be held at Grace Evangelical Church on Saturday, September 27th at 10:00 am

An Architectural Change form was submitted to the Board by Dan Palacios to install a Larson trade winds storm door w low-e high performance glass and a retractable screen. The Board approved with the stipulation that it must be white.

The request was for a motion sensor light on the patio and the same light previously approved for two other owners. The request was approved.

At 7:25 pm, Tony made a motion for the meeting to be adjourned; Bill seconded.