

PINNACLE GARDENS HOMEOWNERS
ANNUAL MEETING
JANUARY21, 2017

Board members present were Ben Lampton, Debbie Jordan, Jean Kellett, Nancy Chaplin, Phil Hanna, Tony Vick, Dan Palacios and Sandy Athanasakes. Dan Rapp was present representing Ky. Realty. Attorney Connie Eyle was also in attendance. All attendees signed the record of attendance.

The meeting began with Sandy introducing Att. Eyle and giving her the floor to explain the Condo Square footage issue. She explained the differences in measurements among the buildings and how they came about with different engineers and builders, and the consequences of these different measurements. All unit square footage as documented in the Master Deed is the basis for calculating the monthly maintenance fee.

The ballots mailed to all Unit owners were to determine if owners were in favor or not in favor of pursuing a measurement of buildings to correct the discrepancy and give the Board direction on if it should be pursued. The estimated cost of these measurements would be \$18,000 plus Attorney fees. Ms. Eyle explained how the Condo law states 100% of member owners must agree to make these changes to the existing legal documents. All ballots were unopened and given to Ms. Eyle to count. She counted 49 ballots. The attendees requested she give the result of the ballots at this meeting so she along with Dan Rapp and George Coleman proceeded to another room to open and count the ballots. The result was 33 yes votes and 16 no votes.

There was a request to breakdown the votes by buildings so Ms. Eyle agreed to take the ballots and she along with her assistant will determine the breakdown.

At this point in the meeting Att. Eyle was thanked for her work and her presentation helping owners understand what had transpired and she then excused herself from the meeting.

Sandy called the business meeting to order. Phil moved to dispense with the reading of last years minutes and approve them. Debbie seconded.

Jean gave the Treasurer's report showing end of 2016 balances of \$163,326 in the Reserve Account, \$5844 in checking account and \$500 in petty cash. (balances are rounded). Currently there are only three in collections. Nancy moved to accept and Patsy seconded.

OLD BUSINESS:

Sandy informed the group of all the accomplishments in the year 2016.

1. Replaced mold deck boards
2. Power washed patios/mailboxes/some siding
3. Fixed drainage issue behind building 7
4. A new roof and larger gutters were put on Building No. 5
5. Installed parking bumpers
6. Hired collection firm to handle accounts more than \$500 in arrears
7. Moved big rocks to drain by pumping station to help with drainage—next year will landscape.

NEW BUSINESS:

Sandy announced a new landscaping business, Brightview, was contracted to take care of the maintenance of grounds. They were highly recommended and will be working with the Board to make changes in the front entrance to be more appealing.

Projects for 2017:

- New roof and gutters for building 3
- Stain deck boards
- Redesign the front entrance to make more visible
- Arrange rocks and plant flowers around rocks by pumping station
- Add electrical outlet in center island and right side of complex
- Add hooks in the rock entrance walls for holiday decorations
- Clean PG entrance plaque

Projects for 2017 con't.

- Remove dead trees
- Continue to push for sound barriers
- Continue on resolution of square footage issue
- Power wash driveways and walkways

Sandy encouraged members to join Reach Alert and Next Door app for receiving important information.

Two board members have resigned for the upcoming year. A request was made for any members wishing to join the Board as a Member at Large. Two volunteered, Gary Stenson and Cesar Cestero. George moved to accept as new board members and Jean seconded.

Open forum:

There were comments regarding children having water fights, thus using water needlessly. Also, children are using skateboards on the street which is dangerous.

There was a complaint of large dogs causing destruction of lawns.

If a new resident is discovered to be a renter, it should be reported to the Board in case action should be taken.

Meeting was adjourned at 11:20 a.m.

Postscript to the meeting - Attorney Eyle reported to Sandy A. on Monday Jan 23rd by email the results of the ballots. There were only 48 ballots as there was a duplicate from one unit. The ballot received at the meeting was used. The breakdown by buildings was as follows:

Building 1: 2 Yes, 2 No

Building 2: 3 Yes, 7 No

Building 3: 1 Yes, 1 No

Building 4: 7 Yes, 1 No

Building 5: 3 Yes, 2 No

Building 6: 6 Yes

Building 7: 5 Yes, 1 No

Building 8: 5 Yes, 2 No

Totals: 32 Yes, 16 No