

PINNACLE VIEW PLACE BOARD MEETING MINUTES - JULY 14, 2016

Members Present: Allen Lockett, President; Debbie Pilkerton, Vice President; Steve Wick, Treasurer; Nan Abell, Secretary

Member Absent: Art Richter, Associate Member

Guest: Bill Haley, Kentucky Realty Management Company

Allen Lockett made a motion to approve the June 14, 2016 meeting minutes, seconded by Steve Wick and approved by all board members.

The Bonding and Insurance for the Board Members were effective July 1, 2016. They are carried by the current insurance policy for PVP. The new policy for the complex will be effective in September 2016, and will be in the \$24,000 to \$26,000 range with \$9000 due immediately and \$1800 a month.

A one time assessment of \$1500 was discussed. \$37,500 will be used for the Reserve Account, \$15,000 for all past due bills, and the remainder to complete non-emergency items for each resident (outside painting, gutters leaking, etc). Bill Haley will call Debbie with information on the effective date and the amount.

Steve Wick discussed the Balance Sheet for June, 2016. The Management Company fee has increased. We are now about \$15,000 in arrears on all bills. Debbie Pilkerton indicated she wants more of the past due bills for the Branham Lawn Service paid since they are doing such a good job. All arrear bills will be paid in full when the one-time assessment is collected.

Bids for garbage pickup in 2017 have been requested from Waste Management (our current company), Republic, and Rumpke.

The Furniture and Fixture items for the Yard Sale were discussed. Bill Haley will again follow up with Gregg Spink.

Club House rental fees were discussed. A motion was made by Steve Wick that effective August 1, 2016 the rental fees be raised from \$100 to \$150, seconded by Allen Lockett, and approved by all members. The damage fee will remain the same, \$100 (this check being returned if no damage). Any rentals currently on the book will be honored at the old rates.

A separate bank account for the petty cash and club house fees was discussed. Steve Wick will follow up on this.

Bill Haley will report on the maintenance fees owed by Gregg Spink at the August, 2016.

The next meeting is August 11, 2016, at 6:00 P.M. in the Club House.

