

THE VILLAS OF PINNACLE PLACE HOA BOARD MEETING MINUTES - 08/10/2017

Board Members Present: Allen Lucket, President; Debbie Pilkerton, Vice-President,
Steve Wick, Treasurer; Nan Abell, Secretary
Members Excused: Art Richter
Guest: Bill Haley, Kentucky Realty

The Board Meeting Minutes of July 13, 2017 were reviewed and approved by all members present.

Steve Wick discussed our July, 2017, actual expenses and items we need to purchase and replace. Painting has been completed around the door and windows in the Clubhouse but now the door hinges (18) need to be replaced. Debbie Pilkerton will watch for summer sales to purchase four (4) chairs for the pool area to be paid for out of petty cash. The renewal of our insurance policy were discussed. As new buildings are turned over to The Villas of Pinnacle Place Home Owners Association does the annual insurance policy remain in effect or is the fee increased as they are added? The insurance policy will remain with the same vendor, Sterling Thompson, since there was no change in the annual fee. Bill Haley will research when to add new buildings to the existing policy, the Branham mulch and weeding statement, the \$287 telephone bill, discuss with Greg Spink finishing the outside of all buildings to match our existing buildings, patios, and fences, the installation of a regular mailbox for the resident with one that is now wooden, and get back with us on these items. Steve Wick also reported that MSD has increased their monthly fees by 6.9%. The Board discussed three (3) different proposals on a monthly maintenance fee increase for our residents. Steve Wick made a proposal, seconded by Allen Lockett, and approved by all Board Members present that a ten percent (10%) increase in the monthly maintenance fee for all residents be effective January 1, 2018.

Bill Haley recommended that we have a Reserve Account Study done for our complex so that we will be able to see what will be appropriate for our Reserve Account at different times. This information will be available to all residents and will cost \$3,000 to \$3,500. A proposal was made by Nan Abell, seconded by Steve Wick and approved by all Board Members present that the Reserve Account Study be made and be paid for out of the Reserve Account.

A discussion was held concerning election of Board Members. Bill Haley will review the By-Laws and discuss at the September 14, 2017 Annual Meeting. He will poll residents to see who will be interested in running for office and when we need to hold our next election. Bill Haley also reported that the drainage ditch problem has been referred to MSD and to our Councilman and that two more buildings will have their gutters replaced, Building 8, but he will check the study and let us know the second building.

Security for our complex was discussed. As soon as funds are available a system will be looked at that can be viewed on our cells phones with cameras at the pool, Clubhouse, and various locations outside that will record license plates coming and going.

Our Annual Meeting for all residents to approve the 2018 Budget will be held September 14, 2017, in the Clubhouse at 6:00 P.M.

8/21/2017

