

THE VILLAS OF PINNACLE PLACE HOA BOARD MEETING - JULY 13, 2017

Board Members Present: Allen Lockett, President; Debbie Pilkerton, Vice-President; Steve Wick, Treasurer; Nan Abell, Secretary, (Art Richter, Excused)

Guest: Bill Haley, Kentucky Realty

Minutes of HOA General Meeting of May 11, 2017 will be reviewed and approved in the HOA General Meeting scheduled for September 14, 2017.

Steve Wick reported that we now have enough actuals to prepare a 2018 Budget but that we may need to consider a 3% to 5% monthly maintenance fee increase due to proposals to increase water and sewer costs. Bill Haley reminded the Board they can approve up to a 15% maintenance increase but a quorum of all residents must approve the proposed budget.

The 4405 Unit has been flooded twice due to drainage problems. Bill Haley presented a proposal to correct the problem. Steve Wick made a motion, seconded by Allen Lockett, and approved by all members present that the estimate presented by QAC for \$1600 in Mr. Haley's proposal to correct the drainage problem at Unit 4405 be approved. Mr. Haley will also request a tree will be removed that will restrict the drainage "ditch" to be installed.

Allen Lockett discussed the MSD drainage ditch. He and Bill Haley will view the ditch after the meeting to decide if MSD should handle the drainage problem or if grass cutting will solve the problem.

Debbie Pilkerton discussed purchasing up to four new chairs for the pool area and getting an estimate to clean the rug and the 19 chairs in the clubhouse. A motion was made by Steve Wick and seconded by Allen Lockett and approved by all members present that we watch for a sale and purchase up to four chairs for the pool area and that the carpet and chairs in the clubhouse be professionally cleaned. The Clubhouse Account money will be used for these items and the cost will be presented to the board if purchased before the next meeting.

Bill Haley indicated that he will talk to Greg Spink about the mud washing from the construction area toward some of our residents units. He will also get some estimates to paint our mailboxes and the front door of Unit 4300. Allen Lockett indicated that the mailbox painting maybe a project for some of our residents but this will be discussed after we get the estimate. We will decide about painting professionally, replacing with new boxes, or forming a resident committee to paint.

A discussion was held concerning resident requests to alter common or limited common areas. Bill Haley indicated he will e-mail us an Architectural Waiver Form to be completed by residents to obtain Board approval for any changes. A copy of any approved forms will be returned to the resident owner, to Kentucky Realty, and maintained in a permanent file by the Board. The Unit Owner will be responsible with advising new owners of any Architectural Waivers.

The next Board Meeting will be August 10, 2017, in the Clubhouse, at 6:00 P. M.

July 24, 2017

