

THE VILLAS OF PINNACLE PLACE HOA MEMBERSHIP MEETING - MAY 11, 2017

Board Members Present: Allen Lockett, President; Debbie Pilkerton, Vice-President; Steve Wick, Treasurer; Art Richter, Associate Member; Nan Abell, Secy.
Guest: Bill Haley, Kentucky Realty

Allen Lockett welcomed all members, asked everyone to introduce themselves, and passed out a packet containing the Minutes of the September 8, 2016 Meeting Minutes, a chart of how the Special Assessment was spent, the April 30, 2017 Balance Sheet, an Amendment to the Master Deed, and a Proxy Form. A motion was made by Bennie Bryant and seconded by Bob Lucas, and approved by all that the minutes be approved. He reported that \$37,500 of the Special Assessment was deposited into the Reserve Account and that as of January 1, 2017, ten (10) percent of our monthly maintenance is now being deposited into the Reserve Account for capital projects. Two outside companies were asked to make recommendations concerning our gutter problems and they reported that the most economical avenue for us was replacement rather than repair. They furnished a list with the recommendations of the order that the buildings should be handled. Replacement of the gutters on four buildings have been completed and others will be completed as money is available. Painting of the inside of the Clubhouse and trim of all of the units along with some roof and chimney cap repairs were made.

Steve Wick discussed the budget and expenses. We spend approximately \$10,000 a month and appear unless something major happens. He reported that Branham is responsible for the mowing, trimming, mulch, and weed control. Bill Haley will check into why the Basin has not been cut and will report back to us. A Flower Committee will be established so that we can handle the planting of flower and shrubs at the Front Entrance and around the Clubhouse rather than Branham handling this. Bill Haley will report this to Branham.

Bill Haley asked that all residents report any problems thru The Villas of Pinnacle Place Website, click on Contact Us and complete the form or call 502-473-0003. This number is manned 24-7. It is best to use the website form. If anyone has any issues left over from the forms completed after the September, 2016 Meeting, Mr. Haley asked that they resubmit them. He will reply within 24-48 hours. He also discussed common areas and limited common areas. All residents must obtain Board Approval before making any changes to these areas.

Allen Lockett asked all residents to think about how they want things to go in the future--do we want all mulch to be the same color or if a resident wants brown or rocks rather what is being added for the majority. If someone wants what is outside the majority they must obtain board approval and handle the installation and cost. He suggested that everyone read the Master Deed and By-Laws. He also reminded everyone to pick up after their dogs and to keep their dogs under control at all times. At the September meeting we will approve a new budget for 2018 and discuss these items and other items; such as, No Outlet sign, speed bumps, Reach Alert, all of our TV, Internet, and telephone service with one provider, or any other item a resident wishes to discuss.

NO Board meeting in June. The next Board meeting is 07/13/17 at 6:00 PM in the Clubhouse.

05/31/2017

