

Windsor Gate Condominium Meeting  
2-16-10

Windsor Gate Condominiums  
Board of Directors Meeting  
Minutes 2-16-10

**Present:**

Bradford Unroe, President  
Ed Yocum, Vice President  
German Dillon, Secretary  
Denise Waddle  
Julie McFadden, At Large  
Dan Rapp – Kentucky Realty

**Absent:**

Sallie Martin, Treasurer

**OPEN MEETING**

- Jerry Royalty was the only resident in attendance. Jerry provided the board with his email address

**CLOSED MEETING**

**JANUARY MINUTES**

The minutes of the November meeting were distributed to and reviewed by the Board members. The minutes were approved by the board with a motion by Ed Yocum and a second by Julie McFadden.

**FINANCIAL COMMITTEE REPORT**

No financial statements were ready for the board due to end of the year preparations of the financial reports

The Board reviewed foreclosure and lien information for the previous month.

Julie McFadden raised the issue of the bonuses paid to Jerry Royalty (a \$200 Kroger card) and to George (\$300). Discussion was held and a decision was made that further bonuses will not be paid without board approval.

The Social Committee has turned over a monthly report to Dan Rapp.

A motion was made by Julie McFadden and seconded by Ed Yocum that all committees must make a monthly report to the board. The motion was approved by the board.

## **MAINTENANCE**

A motion was made by Ed Yocum and seconded by Julie McFadden that was approve the cleaning of the exercise room for a fee of \$50 per cleaning (thorough cleaning) twice a year and on an as needed basis. The board approved the motion.

Dan Rapp also agreed to place in the exercise room a towel sanitizer so that the exercise machines could be easily wiped down after use.

## **SNOW REMOVAL**

The cost estimate for removing snow from the sidewalks, in addition to removing the snow from the parking lots, is \$3,000 to \$4,000 per occurrence. This is based on removal once the snow depth is 2" or more. The previous month's snow accumulations would have cost approximately \$20,000 from the sidewalks.

Ed Yocum is checking on other, less costly, options.

This information will be included in the March newsletter with the additional information that if residents want to know how their maintenance fee is being applied, they should come to the monthly board meeting open session or come to the finance meeting.

## **SPRING GARAGE SALE**

The board agreed to a fee of \$5 this spring for residents who wish to participate in the garage sale. This is less than the \$10 the board charged last year but for the previous garage sale we had signs printed that can be used again this year. The board will place another advertisement in the Courier-Journal for this event.

The date of the garage sale will be determined at the March board meeting.

## **POOL OPENING/MANAGER DISCUSSION**

The gunite is to be repaired once the weather permits. The drains have to be changed due to a relatively new law. The law states that drain suction has to be fixed so that children and adults cannot be pinned when suction is operating. The pool had an exemption for the first year (last year) but this has to be fixed this year.

Bradford Unroe made a motion that we keep a pool manager for the duration of the pool season (same as last year) for \$599. The responsibilities will be the same (i.e., checking pool tags, making sure the grills are usable, etc.). Jerry Royalty did this last year.

## **RENTAL POLICY DISCUSSION**

Bradford Unroe made a motion that we contact our legal advisors about a proposition to amend out bylaws so that only a certain percentage of units could be rented by the owners. Current units that are rented would be “grandfathered” into the agreement. This agreement would change the current bylaws that state that renters could rent for 6 months to a 12 month rental agreement. A fine would be imposed of \$500 on owners who do not follow the new rules.

Dan Rapp is contacting our legal advisors for a brief meeting with the board to occur before our need regular board meeting.

## **ELECTION IMPLEMENTATION STEPS**

Bradford Unroe is going to update the election materials and post a notice about the annual meeting and the vote on the new amendment to the bylaws in each unit.

## **KEY RESTRICTION DISCUSSION**

Tabled until the next board meeting.

## **FRONT LANDSCAPING REVIEW**

Tabled until the next board meeting.

## **NEW BUSINESS**

Ed Yocum brought up an issue concerning the fireplaces. Ed states that if the gas flow is interrupted while the fireplace is lit that there should be a mechanism to shut off the gas flow. Ed says that this is required by state law. The board indicated that this law was passed after the units were built and therefore is not binding.

Ed Yocum obtained another bid on the window repairs from South End Glass. While the board was favorable toward this bid the discussion was tabled until the next board meeting.

An abandoned car was removed from the parking lot. It was determined by the police that this car had been stolen and dumped in our parking lot.

An issue concerning the pool tags was discussed. An owner who rented out his unit states that the prior renters apparently took the pool tags with them. As Bradford Unroe related to the owner, when the tags were originally issued there was written notice that lost tags would cost \$50 to replace. The owner says he

received no such notice. The board is sticking to the written notice on this matter.

In addition, the idea was brought forward to change the color of the elastic bands each year on the pool tags. This would prevent the possibility of these same prior renters using last years' pool tags this year even though they are no longer residents. Bradford is checking into the cost. Further discussion is tabled until the next board meeting.

The board passed a motion from Bradford Unroe and seconded by Julie McFadden that we have a drawing during the annual meeting where one resident would be exempted for one month of maintenance fees. The resident would have to be up-to-date on maintenance fee payments. This was agreed upon to get the maximum number of residents to attend our annual meeting.

Julie McFadden made a motion to adjourn and Bradford Unroe seconded the motion. The meeting was adjourned at 8:05 p.m.

Submitted by

A handwritten signature in cursive script that reads "German Dillon".

German Dillon  
Secretary  
Windsor Gate Board of Directors