

Windsor Gate Condominium Meeting  
1-19-10

Windsor Gate Condominiums  
Board of Directors Meeting  
Minutes 1-19-10

**Present:**

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

**Absent:**

Dan Rapp

**OPEN MEETING**

- A few questions regarding snow removal policy – decision to treat entry access roads if snowfall less than four inches depth

**CLOSED MEETING**

**NOVEMBER 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**

Bradford Unroe signed the audit agreement.

The Board discussed future reviews and full audits for alternate years – further discussion tabled for a latter Board meeting.

Denise and the finance committee are now obtaining monthly status reports from the attorneys concerning updates on foreclosures and liens.

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

Since great improvement has been made in collecting past due payments from residents it was agreed that the percentage of improvement would be shown in the February newsletter. Denise is to provide German with the details to be included.

The AT&T contract was terminated. This agreement for use of the security cameras can be renewed during the pool season.

Denise will be making recommendations for CD deposits by email for Board approval.

## **MAINTENANCE**

McCauley-Hibbert discussion – The Board wishes to make its own inspection. The resident can also have an inspection made at his own expense. Dan Rapp is going to look into the problem for rectification. Dan Rapp is sending a letter explaining the Boards position and the position of Kentucky Realty in resolving the problem.

A complaint was made to the Board about pets no being on a leash while in the unit hallways. A notice will be put in the newsletter concerning this issue.

The problem with the exercise bicycle has been rectified by Kentucky Realty.

The Board was provided a report with pictures from a tour of the units by Julie and German showing problem areas within each unit. Dan Rapp said that the majority of these problems would be resolved before the next Board meeting.

The “Party Sep” wall issue was repaired by Kentucky Realty.

A stain was noticed on the curtain of the high window inside the club room. The board resolved that the last club renters should be held responsible for the cleaning of this damage.

The Board resolved that the Social Committee should have a thorough check list that is reviewed after each renter uses the property.

## **TERMITE DISCUSSION**

A resident had a closing at which time their inspector (Black Diamond) indicated a termite tunnel that needed treatment. Dan Rapp had EnviroSafe conduct an inspection. EnviroSafe stated that it was an old tunnel (not active). Black Diamond charged \$150.00 for the inspection.

## **APRIL ELECTIONS**

April 20<sup>th</sup> has tentatively been set for the annual meeting of residents.

German Dillon's and Ed Yocum's positions are not up for re-election this year. Julie McFadden and Sallie Martin are running for positions of the Board again this year. Bradford Unroe has served two years and Board President and cannot run for the same position again this year. Bradford is gathering information to be emailed concerning this year's election.

## **NEW BUSINESS**

Ed Yocum presented an estimate from Intiglass for window repair and replacement. The Board reviewed the estimate and decided that another estimate was needed. Ed stated that he would obtain another estimate prior to the next board meeting.

Julie made a motion to adjourn and Ed seconded the motion. The meeting was adjourned at 9:15 p.m.

Submitted by



German Dillon  
Secretary  
Windsor Gate Board of Directors