

Windsor Gate Annual Condominium Meeting
7-13-10

Windsor Gate Condominiums
Board Meeting
Minutes 7-13-10

Present:

Julie McFadden, President
Sallie Martin - Treasurer
Ed Yocum, Vice President
German Dillon, Secretary
Leonard Frankrone, At Large
Denise Waddle – Finance Committee
Dan Rapp – Kentucky Realty

Absent:

OPEN MEETING

Sprinklers near 3503 Lennox not working properly – not much volume – also check 3907 and 3903 Yardley for the same problems.

Resident wanted to know what to do about moisture in window (seal broken) – was told she could contact South End Glass for replacement at 380-9590

Almost every hard back book and many soft back books were removed from the library by persons unknown. Notice to be put in newsletter.

CLOSED MEETING

Social Committee Report

The clubhouse was rented 6 times. A deposit was made of \$600. Balance of the Social Committee account is \$4,537.82.

June Minutes

The June minutes were read. Leonard Frankrone motioned that the June minutes be approved, Ed Yocum seconded the motion and the minutes were approved.

Financial Report

None were provided as they were not ready since the board meeting was held early this month.

Foreclosures were reviewed.

Phone calls/emails/letter box

No letters were received.

Debbie Delpapa was noticed smoking at the pool – Dan Rapp is sending a letter to Debbie stating that more instances could lead to a fine or cessation of pool privileges. A copy of the letter is to be forwarded to Julie McFadden.

An email was received stating that a tenant – Christy Rothengerber – leaves the security door open constantly. Dan Rapp is sending a letter to the residence stating that if caught again a fine will be imposed. Notice will be put in the newsletter concerning leaving the security door open.

An email was received concerning a dumpster that was replaced but had a metal sliding door instead of the plastic sliding door making it very difficult for residents to open. Dan Rapp is going to contact the trash removal company to have this fixed.

Emails have been received about the excessive heat in the exercise room. The air conditioning unit has to be replaced. Information will be provided in the newsletter.

Julie McFadden is having (red) signs placed in each building stating the pool rules. Another sign (yellow) is also being placed in each building concerning leaving items in the storage hallways (will be removed and thrown away August 1st if not removed).

Julie McFadden wants to conduct a survey of residents to determine what new activities residents would like to have at the clubhouse. The items on the survey were reviewed by the board members and this issue will be taken up again at the next board meeting.

Bradford Unger (past President) sent out an email stating where to obtain additional wrist bands for the pool. Ed Yocum made a motion to purchase 100 additional pool tags. Sallie Martin seconded the motion and the motion was passed.

The BP convenience store sent Julie McFadden an email saying that they would like to provide each unit with a \$5 gift card. Julie McFadden motioned for approval and Sallie Martin seconded. The details have to be worked out as to the distribution of the gift cards.

Repairs

The painting of the posts around the pool and gazebo has been completed. Not all the paint scrapings were picked up but this will be done. There is one post where wood still has to be replaced and painted.

The lights lining the walkway to the clubhouse are not working and the bushes need to be trimmed back. Dan Rapp is going to look into the cause of the lights not working.

Also the lights on the posts at the pool are not working. Dan Rapp will also check on this and report at the next board meeting.

Hallway Report

Report tabled until the July board meeting.

Police Officer

Julie is going to get with Chris Valehos to see if he is moved in and willing to work the part-time work.

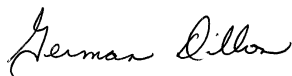
New Business

Nelson Seal Coating patched the cracks in the pavement at no cost.

Ballasts in the lighting – the entrance lights need to be checked for bad ballasts. Dan Rapp will have Warren look at them and see if energy efficient bulbs can't be substituted at minimal cost for the ballasts.

Julie McFadden motioned that the meeting be closed, Sallie Martin and the meeting was closed at 8:35 p.m.

Submitted by



German Dillon
Secretary
Windsor Gate Board of Directors