

Windsor Gate Annual Condominium Meeting  
6-15-10

Windsor Gate Condominiums  
Annual Meeting  
Minutes 6-15-10

**Present:**

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

**Absent:**

Sallie Martin - Treasurer

**OPEN MEETING**

All gutters and vents cleaned and repainted. Screens were placed in vents where required. Post to newsletter.

Lights need to be turned off in exercise room when leaving. Post to newsletter.

Notice in newsletter to the effect that people are hanging towels over the balconies. This is against condo rules.

Pool party on June 19<sup>th</sup>. Everything is ready to go.

Question arose about satellite dish on balcony. Rules state that nothing can be attached to railing. Told questioner that dish could be fixed in a bucket on the balcony.

**CLOSED MEETING**

**Social Committee Report**

Lorraine was ill so no social report was provided. A deposit of \$200 was made to the social committee account from the previous month's rentals.

**May Minutes**

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

## **Financial Report**

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

## **Roofing**

John Gates of Eagles Nest Roofing made a presentation to the board. Eagles Nest will inspect the roofs and prepare a bid to the insurance company. If approved, Eagles Nest will re-roof all of the buildings in the complex and the complex will have to pay a total of \$2,500 (the deductible).

Eagles Nest will strip off all of the old shingles and replace them. They use 6 nails per shingle. They will also replace rotted wood. They are also providing an estimate for new guttering.

Julie is checking with the BBB and Dan is checking with others who have used Eagles Nest.

German motioned that if everything checks out that we move forward with Eagles Nest preparing the bid and proposal. Leonard Frankrone seconded the motion and the motion was approved.

## **Phone calls/emails/letter box**

Julie reported that the letter to Ms. Hellman concerning her sliding glass door has been resolved.

A letter was received from Russell Quick of Real Estate Solutions offering condo management. Since Rapp and Associates currently provides these services no action was taken.

Bird feeders still a problem. Notice to be put in newsletter.

## **Repairs**

Julie McFadden requested a list from Dan Rapp of all repairs completed, needing repair for each entry way.

Road-Parking lot – most repairs completed.

There is another drainage problem from the downspouts and Dan is going to have all the drains inspected.

The pool lock and security light have been taken care of.

## **Repairs cont'd**

The women's toilets in the clubhouse are having recurring backup problems. Dan is looking into new toilets for the women's and men's restrooms in the clubhouse.

One of the lights on the Windsor Gate signage at the Yardley Ct. entrance is bent in the wrong direction. Dan Rapp will take a look and repair.

## **Exercise Room/Clubhouse**

We have had complaints that the exercise room is not clean, the women's restroom smells. Dan is going to talk to George about cleaning responsibilities. In the summer months the restrooms and pool area need to be cleaned daily.

Julie McFadden has made out a new checklist for clubhouse renters, which has been approved by the social committee. This checklist has fees to be imposed for areas not properly cleaned by renters.

Julie offered to shadow George to determine the actual amount of time spent in his daily activities

## **Landscaping**

Dan received a certified letter from a homeowner adjacent to the property behind 8402 stating a large tree needed to come down. The homeowner got a bid of \$1,800 for tree removal. Dan is getting a tree service to look at the problem and provide an estimate.

Denise checked with County Extension Office concerning the Ash Borer problem. There are three types of treatment available. Our trees need to be within a 10 to 15 mile radius of known infestation. It is recommended that we delay treatment at this time as treatment needs to be started in early spring to be effective. Treatment is good for three years and if we started treatment now we would be losing a year of effectiveness. Ed Yocum motioned that we table the discussion until early next year. Julie McFadden seconded the motion and the motion was passed.

### **Police Officer**

The board agreed to contract with the resident police office for four hours of policing the condo area a month at the going rate (\$20 or \$25 per hour). Ed Yocum motioned and German Dillon seconded this agreement. The motion passed.

The board also approved changing the speed limit from 15 miles an hour to 25 miles an hour in the complex. Dan Rap is going to have five new signs made and posted.

### **Pool Opening/Management**

The pool will be open starting Memorial Day weekend.

The board decided on a no-smoking policy for the pool area. Signs are to be posted with this new policy. All ashtrays will be removed from the pool area.

A new metal gate guard was proposed to be placed on the inside of the gate. This metal guard would prevent people from reaching through the gate and opening the entrance from the pool.

A request was made that the gazebo area needed to be cleaned prior to the pool opening.

### **Storage Areas**

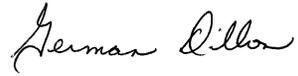
Notice to be put in the newsletter to the effect that nothing is to be stored in the hallways of the storage areas. This is a violation of condo rules. Owners are given until August 1<sup>st</sup> to remove these items or they will be thrown out.

### **New Business**

The gazebo in the pool area needs repainting and caulking. We received a bid of \$475 from James Lee of Homeland Handyman for this work. Ed Yocum made a motion that we accept this bid and German Dillon seconded the motion. The motion was approved.

Ed Yocum motioned that the meeting be closed, Leonard Frankrone seconded and the meeting was closed at 9:40 p.m.

Submitted by

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

German Dillon  
Secretary  
Windsor Gate Board of Directors