

Windsor Gate Condominium Meeting
3-11-10

Windsor Gate Condominiums
Board of Directors Meeting
Minutes 3-11-10

Present:

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

Absent:

OPEN MEETING

- Comments were made by Norma Braver about board makeup and timeline for board elections and inclusion
- Comment was made about weeding at entrances to complex
- Dryer vents at 3909 Yardley Court need cleaning

CLOSED MEETING

FEBRUARY MINUTES

The minutes of the February 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 Sallie Martin.

SOCIAL COMMITTEE REPORT

Meeting room was rented five times in February. A new fireplace key and lighter were purchased. A deposit was made of \$240.

The current balance is \$3,619.74

The working social committee decided to purchase \$100 worth of items to send to the soldiers overseas.

The social committee is in the process of looking for two new couches to replace the ones currently in the meeting area.

The Spring Fling will be March 27th. An announcement will be placed above the mail boxes in each unit.

FINANCIAL COMMITTEE REPORT

January's report was presented and discussed. The February report will be provided at the April meeting.

\$2,885 was recorded that should not have been spent. This was for sidewalk clearing and was not approved by the board. Ed Yocum accidentally approved this spending thinking it was in the budget. It was decided that all future spending for snow removal will come from Kentucky Realty.

The finance committee has collected over \$10,000 in past payments in the past month (through potential litigation and collection of past due payments).

MAINTENANCE

A motion was made by Ed Yocum and seconded by Julie McFadden that was to 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.

SPRING GARAGE SALE

The date for the Spring Garage sale has been set for May 15th with a rain date of May 22nd. Advertising will include Craig's List and the Courier-Journal. The time of the Garage Sale will be posted as 8 a.m. until 2 p.m.

POOL OPENING/MANAGER DISCUSSION

Dan Rapp had the pool pumped down by his staff saving us \$400 (Kentuckiana Pool wanted \$750 to pump down the pool and fix the skimmers). The equalizers on the pool skimmers were fixed.

There are several tiles on the pool that need to be replaced. Boyd Pool provided an estimate for repairing the gunite and replacing the tiles for \$12,700 plus \$10 per tile. Julie made a motion to approve the cost and German seconded the motion. The motion was approved by the Board. The Board had budgeted \$10,000 for the gunite replacement.

The Board decided to offer Jerry Royalty the Pool Manager position again this year and to pay him \$599 (same as last year) for the duration of the pool season (even if extended again this year). Ed Yocum motioned and Sallie Martin seconded the motion and the Board approved.

RENTAL POLICY DISCUSSION

The Board approved a motion by German Dillon and seconded by Ed Yocum that the wording on the amendment to be voted by the residents would only state a change from a six month lease to a 12 month lease. The Board approved this motion.

MAINTENANCE

Dan Rapp reported that all current maintenance issues are about two weeks from being completed and the residents are really pleased with the progress.

The street sign for Yardley Court by the bank needs to be repainted.

KEY RESTRICTION DISCUSSION

The Board agreed the Ed Yocum should obtain the key back from the newspaper delivery person as a safety measure. The key was given with good intentions but it was felt that having a key loose could be a potential problem in the future.

FRONT LANDSCAPING REVIEW

A notice is to be put into the newsletter that funds are not available this year for landscaping the front of the units but that plans are in place to landscape the front of the units next year.

SIGNAGE

The Board approved four 12" X 36" signs at a cost of \$210 each that state, "A Condominium Community – No Rentals". These signs will be made of redwood to appear the same as the other signs in the community. These signs will be placed at the entrances to the community and at the clubhouse. Sallie motioned approval and Ed Yocum Seconded the motion. The Board approved the purchase of the signs.

NEWSLETTER

To be included in the newsletter is a notice that someone is removing the batteries from the deodorizers in the men's and women's restroom in the clubhouse.

The board approved allowing advertisements and announcements in the newsletter as long as they are by residents and for residents.

A notice will be put in the newsletter about closing the security doors and to remind people to be more careful about trash concerns.

There will also be a reminder about no open-flame grills being allowed on patios. Electric grills are allowed. This is State law not a condominium rule.

NEW BUSINESS

One unit has a no-smoking sign on the outside of the unit. The Board noted that such signage must come down as smoking is allowed in each condo unit.

German Dillon made a motion to adjourn and Ed Yocum seconded the motion. The meeting was adjourned at 8:15 p.m.

Submitted by

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

German Dillon
Secretary
Windsor Gate Board of Directors