

Windsor Gate Annual Condominium Meeting
5-18-10

Windsor Gate Condominiums
Annual Meeting
Minutes 5-18-10

Present:

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

Absent:

OPEN MEETING

Dan Rapp introduced a new owner, Chris Valehos, who happens to be a police officer. When not on duty, Chris will monitor for speeders in the complex. Chris will have a take-home police car which will also act as a deterrent.

The social committee requested and was furnished a copy of the Windsor Gate directory.

The social committee also requested that a notice be put in the newsletter that rental fees for the clubhouse had to be paid two weeks prior to use.

The board was notified that we were getting low on directories. The board is to be notified when the level of directories reaches five copies.

CLOSED MEETING

Social Committee Report

The clubhouse was rented three times in May and 24 times for the year to date.

There is a recurring problem with a commode overflowing in the women's restroom.

Annual pool party to be held Saturday, June 19th.

April Minutes

The April minutes were read. Ed Yocum motioned that the April minutes be approved, Sallie Martin seconded the motion and the minutes were approved.

Meeting Protocol

As new president, Julie McFadden stated that the following protocols will be followed for all future board meetings:

- Follow the agenda
- Honor others
- No cross talk/side bar conversations

Financial Report

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

Phone calls/emails/letter box

Julie reported that no mail was in the letter box.

3905 unit 104 phoned and was upset that someone in the building is throwing cigarette butts in the mulch and everywhere else on the lawn. Directed that a notice be put in the newsletter urging residents to use the urns by the outside door to each building for this purpose.

Reports of grease on the carpets in some buildings.

8502 report of a meter box pulled away from the siding, downspout full of seed pods and the downspout is loose. Same problem at 3807.

Dennis Hanson at 3901 Yardley works for the Census Bureau and wished to know if the board would allow the census workers could meet in the clubhouse one hour a day from 10 am to 11 am. The board refused this request.

Ms. Hellman wished to know if correcting problems with her sliding glass door will be paid by the condo association. A letter will be sent to her stating that these problems are fixed at the owner's expense.

Spring Garage Sale

Eighteen people (four more than last year) participated in the garage sale. Our cost was \$47 for the advertising. The sale netted \$90 in participation fees so our profit was \$43.

Entry Repair Update

Two or three repairs remain. The large windows over the doorways are leaking again. Dan is getting estimates for new window replacement and installation.

8410 – Resident left Derby Day and was gone 5 days – had water leakage damage. The source was not found. Insurance is taking care of the repairs.

8417 Ambrose – an email was received concerning a natural gas smell. LG&E arrived at 6 p.m. and found a leaking gas line to the water heater on the 1st floor. A notice is to be put into the newsletter urging residents to call the fire department when noticing gas leaks.

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.

Cleaning of Gutters and Dryer Vents

Three bids were received for this process. Greenscapes - \$5,900, Riley - \$5,475, and Homeland Handyman - \$7,856.25. Homeland's bid was high due to some inaccurate information and we are getting a revised bid.

Landscaping Report

Our Ash trees are beginning to see signs of infection due to the Emerald Ash Borer. Greenscapes provided a bid for injecting the Ash trees as treatment. The board found that there is other less costly treatments and is asking Greenscapes to look into the cost for each of these. Denise is going to call the County Extension Office to find out more about this process.

3503 Lennox View reported a dead bush and others that looked to be dying out. Greenscapes is being contacted to check out the situation.

There are complaints that Greenscapes is being too diligent when edging out the areas by the front walks at each unit. They are taking too much sod increasing the area covered by mulch in front of the units. Greenscapes is being contacted about this issue.

Some unit owners are putting out their own mulch. Greenscapes is replacing this owner supplied mulch with their mulch to make sure all the units appear the same.

Greenscapes planted pink Begonias at the entranceways to the complex despite Denise's instructions that they plant other, more colorful plants. Dan is going to check with Kevin at Greenscapes about remedying this situation.

Car Violations

A sticker was put on a car and the owner became upset. The owner said we violated the rules which state that a letter must be sent first. The board will make every effort to identify in the future the ownership of the car before taking any action. A letter will always be sent first if the owner can be identified.

Clubhouse/Exercise Room

The carpet in the exercise room is very dirty. Someone left what looks like greasy shoe prints. Sallie motioned, and Ed seconded that Chem-Dry come and cleans the carpet. The motion was approved by the board. A notice will be posted that the exercise room will be closed during the cleaning of the carpet.

Hallway Lights

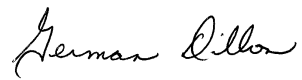
A discussion was held whether to replace all the ballasts in the hallway lighting fixtures at one time. It was decided to replace the ballasts as needed.

New Business

Need to get new bids for the roofing which includes new gutters and downspouts. Dan mentioned a company used by other complexes, Eagles Nest, who will inspect the roofs and place a bid with the insurance company. If the insurance company agrees with the bid the insurance will pay for the roofing. All we pay is a \$2,500 deductible. Dan is to get a representative from Eagles Next to talk to the board about this process.

Ed Yocum motioned that the meeting be closed, Sallie Martin seconded and the meeting was closed at 9:30 p.m.

Submitted by

A handwritten signature in black ink that reads "German Dillon". The signature is written in a cursive style with a large initial 'G'.

German Dillon
Secretary
Windsor Gate Board of Directors