

Windsor Gate Board Meeting Minutes

November 9, 2010

Present: Julie McFadden - President

Sallie Martin - Treasurer

Ed Yocum – Vice President

Absent: Leonard Frankrone – At Large

German Dillon - Secretary

Denise Waddle—Finance

Dan Rapp---Management Co.

OPEN MEETING:

Mary Ann Pruden asked if screens were a responsibility of the residents or the management company. Screens are a responsibility of the individual residents.

Denise Waddle was supposed to present the budget. She was ill, so Sallie Martin brought copies of the budget for those present and passed them out. Audience members were given a few minutes to look over the budget. We then asked for any questions or concerns. A few questions were asked and answered. The issue of George's phone was discussed at length. We were asked to look into the "package plan" he has for his cell phone, then possibly looking into getting a plan that has unlimited minutes, if he does not already have this in his plan.

It was also suggested that we put in the newsletter the number for pest control and a reminder that this is a "free" service for all residents.

It was mentioned that our sprinkler system was still on and running. It is Nov. 9 and why are they still on? It was stated that this has been addressed with Dan Rapp on more than one occasion and was supposed to be turned off around Nov. 1. It will be addressed again tomorrow by Julie.

A question was asked about the roofs and when this was going to happen. Some residents were concerned that this was not being done by a company that had been established in Louisville longer. Others were concerned that our insurance rates would increase if insurance was going to be a part of this project. These same residents then said they were just concerned that we were going to get the same type of workmanship as we got with the siding replacement, and how they were disappointed in that project. The board

reassured them that we all want what is BEST for the roofs and this company had been investigated by board members and calls were made by individual members as to the quality of work Eagle's Nest has done on previous jobs and also checked out through the BBB. All reports were positive with no negative comments.

CLOSED MEETING:

Social committee Report: The clubhouse was rented 6 times. A check was deposited for \$300.00. The balance for the Social Committee is \$2,675.99.

October Minutes: No one had a copy of the October minutes , so we tabled approving them until the next meeting.

Christmas/Holiday Lights: All lights have been thrown away, they were over 10 years old. We will look into the pricing of lights at various stores and make appropriate purchases, with the possibility of Greenscapes doing the lights. Sallie Martin made a motion for the President to have the authority to go ahead with Greenscapes if not over \$500.00. This motion was 2nd by Ed Yocum and all approved.

Emails to President: One resident requested that we put in the newsletter a reminder to have all residents make sure, when using the dumpsters, to PLEASE close the doors all the way to help prevent rodents from getting inside them. A second email was sent reminding the board that it had been requested that **all** residents be advised of the water valves in the buildings and what to do if there was a water problem in their individual building. We will have George label the valves and this notice will be placed in the newsletter when all are labeled.

Discussions: The board discussed the possibility of hiring a maintenance man for 20-30 hours a week to help George and keep maintenance issues to a minimum. It would prevent Windsor Gate from having Ky. Realty coming over several times a week and possibly having to leave before their work is complete, as has happened many times before. It was stated that at one time we did have a maintenance man and he was busy. He quit and was never replaced. A motion was made by Ed Yocum to look into the possibility of hiring a maintenance man and 2nd by Sallie Martin. It was approved.

A road sign for Yardley, located by the middle entrance, is in need of either replacement or painting. It has been brought up several times before, but still has not been addressed. It will be looked into tomorrow and addressed to Dan Rapp by Julie.

President, Julie McFadden, made a motion for the meeting to be adjourned. It was 2nd by Ed Yocum and approved. The meeting was closed at 9:30

Submitted by: Julie McFadden, Sub-Secretary for the meeting

