

Windsor Gate Annual Condominium Meeting
10-19-10

Windsor Gate Condominiums
Board Meeting
Minutes 10-19-10

Present:

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

Absent:

OPEN MEETING

Norma Braver wished to know if our foreclosure rate was consistent with other associations and the status of our reserve fund. The comparison of foreclosure rates is not known. The reserve fund is in good shape.

A Neighborhood Watch plan was discussed and Julie McFadden asked that a notice be placed in the newsletter asking if residents wanted to learn more about this plan.

CLOSED MEETING

Social Committee Report

The clubhouse was rented 3 times. A deposit was made of \$150. A check was made out to Lorraine for \$421.88 for two chairs. Balance of the Social Committee account is \$2,375.99.

September Minutes

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

Financial Report

The financial report was provided by Denise Waddle for August and was approved.

It was determined by the board that there will be no increase in the maintenance fees for 2011.

The budget for 2011 was approved by the board. German Dillon made the motion to approve the budget, Sallie Martin seconded the motion and the budget was approved by all.

The Greenscapes bid for 2011 was put before the board. Julie McFadden motioned for approval, German Dillon seconded the motion and the motion was approved by the board.

Phone calls/emails/letter box

8404 Lennox – a resident made a complaint about a vicious dog in residence. Julie is going to check on the complaint. A request was made to put in the newsletter a notice about the leash law.

2011 Kentucky Condominium Law

German Dillon reported on the new law that goes into effect January 11, 2011. The new law stipulates information that is to be provided, on demand, to realtors, buyers and sellers of condominium properties. The law also stipulates association rules of conduct. A summary of the law and its location on the web were to be placed in the November newsletter.

Halloween Party

It was decided to proceed with the party even though there was little response of proposed attendance by residents.

South End Glass Issue

A resident claims that an employee of Kentucky Realty stated that fixing her sliding glass door was to be paid by the association. The employee states that he said no such thing. The association rules clearly state that this cost is borne by the resident. Since she refuses to pay the \$292.40, the association will make payment and put a lien on her property for that amount. It is felt that if payment is not made, South End Glass may refuse future requests for work on our property.

Update on Website for Windsor Gate

Sallie Martin is working on the website.

Flu Clinic

Since we had so few residents take advantage of this service, the association had to pay a \$50 fee. Because of the abundance of flu vaccine this year and the number of outlets where people could get this vaccine, the board has decided not to offer this service in future years.

Landscaping

It was reported that there is a dead bush at 3505 Lenox View – Dan Rapp is going to contact Greenscapes to have the bush removed.

It was decided by the board that we will re-landscape the condo units after the roofing is completed in the spring.

Jerry Royalty's Payment for Pool Management

The board is sending Jerry a check for \$599.00 as agreed for his job as pool manager in 2010.

Windsor Gate Survey

Julie McFadden is looking over the results of the surveys. There was a wide variety of responses and it will take some time to sort out.

Dan Rapp: Report

The condos had an insurance inspection. Emergency lighting has to be installed in the clubhouse. Sprinkler valves need to have a lock placed on them and a key to be put in a safe place. The insurance agent also stated that we need to check on creosote buildup in the chimneys. However, all of the fireplaces are gas with artificial logs so no creosote can build up.

Eagles Nest, our contractor for the roofing is getting some more information from Kentucky Realty before we get the final approval from the insurance company before the roofing contract is finalized. We are anticipating no problems, but we may have to pay for a small section of roofing that was redone in the past.

Police Officer

It was determined that we need to have Chris Valehos (one of the officers living on property) at a board meeting so we can discuss future work for the board.

A short discussion was made over the possibility of building captains. It was decided that before any decision can be made that the duties of building captains would have to be written out. This will be discussed further at future meetings.

Pets

An ongoing problem has been the rules that state that a pet can weigh no more than 30 pounds. Many people get a small pet not aware that the grown animal will weigh more than 30 pounds.

Sallie Martin suggested that the board “grandfather” in all existing residences with pets overweight and that all new buyers be warned and that the rules be strictly enforced. It was decided that we needed legal counsel on this matter and need to talk more about deed restrictions in this matter.

Julie McFadden motioned that the meeting be closed, Sallie Martin seconded the motion and the meeting was closed at 9:00 p.m.

Submitted by

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

German Dillon
Secretary
Windsor Gate Board of Directors