

Windsor Gate Annual Condominium Meeting  
9-21-10

Windsor Gate Condominiums  
Board Meeting  
Minutes 9-21-10

**Present:**

Denise Waddle – Finance Committee  
Sallie Martin - Treasurer  
Ed Yocum, Vice President  
German Dillon, Secretary  
Dan Rapp – Kentucky Realty

**Absent:**

Leonard Frankrone, At Large  
Julie McFadden - President

**OPEN MEETING**

Sallie Martin described to the open audience members our plans to put in place a Windsor Gate Website. The website is in its infant stages and even those who do not have a computer could access the website from any computer with web access. The website will contain monthly board meeting minutes, contact numbers, special events, etc. The monthly newsletter will continue to be issued in print format. Sallie Martin will develop the website.

3505 Ambrose mentioned the need for mulch. Dan Rapp will contact Greenscapes and have them take care of this problem

Dan Rapp mentioned the Kentucky Chapter Community Associations meeting September 30 at Wildwood Country Club to discuss the new Kentucky Uniform Condominium Act which will have implications for our board. German Dillon is attending for the board and will have information for the board at the next meeting.

**CLOSED MEETING**

**Social Committee Report**

The clubhouse was rented 8 times. A deposit was made of \$500. Balance of the Social Committee account is \$2,647.87.

**July Minutes**

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

## **Financial Report**

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

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

Many emails and phone calls were received about the bushes and their looks. The extreme heat and drought are causing these problems. The heat is also the reason that the bushes cannot be trimmed back at this time.

## **Hallway Lights**

The board made a motion by Leonard Frankrone and Seconded by Ed Yocum, and passed by all, to have all garage hallways keep the original light coverings. But all building interior main hallways will have new light fixtures installed as needed. All lighting fixtures will be changed over from ballast systems to use the new fluorescent bulbs (doing away with ballasts). This change over will be phased in as the old bulbs go bad.

## **Clubhouse Entry Lights**

The clubhouse entry lights have been repaired. The two lights at the foot of the walkway entering the clubhouse were moved to a more appropriate place so that no accidents would occur (tripping over the fixtures).

## **Stumps**

The stump in from of the fence between the fence and the sidewalk on the outside of the property is to be removed. Dan is taking care of this.

## **Ash Trees**

A motion was made by German Dillon and seconded by Leonard Frankrone and approved by all members, that we have an independent arborist along with someone from the county extension office to both give their expert opinions of the health of our trees. German is contacting the county extension office and Dan is going to find an independent arborist.

## **Sliding Doors**

Tabled until the next board meeting.

## **Landscaping**

Dan Rapp is going to contact Greenscapes about vines/woody trees growing in some of the bushes.

The board received a bid by Black Diamond for grounds keeping. The bid was twice what we are paying Greenscapes. Julie McFadden is going to contact Black Diamond that we are not going to accept this bid.

## **Windsor Gate Survey**

Julie McFadden printed surveys with are going to be distributed to each residence. The board will compile the results of the returned surveys.

## **Contracts**

Julie McFadden has requested a copy of the Greenscapes contract and Dan Rapps contract with Windsor Gate.

## **Pool**

The pool will be closed as of September 13<sup>th</sup> due to the cooler weather and lack of chemicals. Notice will be put in the unit hallways.

## **Police Officer**

It was decided by the board that there will be no need of the services of Officer Valehos.

## **Yard Sale**

A Windsor Gate yard sale will be held October 9, 2010. There will be no fee. Notices will be placed in each building as to the particulars.

## **New Business**

Ed Yocum mentioned that in one of the building vents a large mass of mulch and other yard debris had been found. Birds are apparently trying to build nests in the uncovered vents. It was decided to thoroughly inspect the vents at the time of roofing and to properly cover the vents at that time.

Sallie Martin motioned that the meeting be closed, Ed Yocum seconded the motion and the meeting was closed at 7:45 p.m.

Submitted by

*German Dillon*

German Dillon  
Secretary  
Windsor Gate Board of Directors