

Windsor Gate Annual Condominium Meeting  
4-19-11

Windsor Gate Condominiums  
Annual Board Meeting  
Minutes 3-19-11

**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**

Julie McFadden, President welcomed the residents in attendance.

Julie McFadden announced the focus of the board for the spring is roofing and landscaping. Julie announced the creation of the Windsor Gate website; [www.windorgatecondos.com](http://www.windorgatecondos.com).

Nominations from the floor were taken – none were received. The current board of directors was unanimously voted in for another term.

**Issues Addressed During Open Meeting**

Hallway clutter – in one hallway there is a piano – can't store items in the hallways.

The TV was reported as not receiving many channels. The board is addressing the issue.

Residents told to use the pots outside each entrance for disposal of cigarette butts – not to throw them in the lawn or mulch.

An announcement was made to the effect that Mickey Holliger is the contact for clubhouse rental and Lorraine Aaron for pool tags and pool/exercise room keys.

The auditor's report was clean and copies were provided to residents.

Questions from residents were addressed concerning the planting of flowers in the front beds – told not to do this as we will begin landscaping following the roofing.

A question was asked about roofing costs and Dan Rapp addressed the issue and described our agreement with Eagles Nest (only outlay will be \$2,500 by Windsor Gate).

A question arose concerning the gutters (some problems have been reported) – getting new gutters at the time of the roofing to resolve these problems.

The yard sale was announced for May 14<sup>th</sup>.

Several residents indicated they would like the “Coffee and Donuts” Saturdays to be restarted on a monthly basis – the board will take the request under consideration.

A question was raised about the survey of residents taken last year. So few responses were sent in and the responses varied so much that no action was taken.

The arch window that is being replaced drew questions. Dan Rapp stated that the problems of leakage were caused by poor design. The replacement window had to be manufactured out-of-state and that the final costs had not yet been determined. Each of these leaking arch windows will have to be individually manufactured because each is a different size.

## **CLOSED MEETING**

### **Social Committee Report**

The clubhouse was rented 4 times in March. A deposit was made of \$200.

### **March Minutes**

The March minutes were read. Ed Yocum motioned that the March minutes be approved, Julie McFadden seconded the motion and the minutes were approved.

### **Financial Report**

Denise Waddle provided an overview of the financial standing of the complex and a report on foreclosures and late fees.

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

8411 Unit 104 is using a rented dumpster; drywall was torn out of the unit and needs to be hauled off. The dumpster is killing the grass and needs to be removed. Dan Rapp is sending a letter.

8410 – Clara Simpson indicated problems with the tile in the entranceway. Ed Yocum motioned that the tile be replaced, German Dillon seconded the motion.

Dan Rapp has agreed to look at the issue of the TV in the exercise room and clubhouse.

At least one resident has changed the door handle to their unit that is not comparable to the other door handles. Dan is sending out a letter that door handles must be uniform.

George needs car stickers – Dan to take care of this.

The fence by the BP station is in bad shape. Dan Rapp is sending a letter to the station.

3911 Yardley has a gap under the door way that needs to be fixed. A picture was sent in and German will inspect the door.

The board approved Jerry Royalty to once again be our pool manager. Sallie Martin made the motion on the condition of the same pay, Julie McFadden seconded the motion and it was passed by all.

A comment was made about increasing the clubhouse rental from \$50 to \$75; a motion was made by Leonard Frankrone to increase the fee. A vote was taken and the motion was defeated. Leonard Frankrone and Sallie Martin voted for the increase, German Dillon and Ed Yocum voted against the increase. Julie McFadden broke the tie with a no vote.

The board decided to look into signs in the restrooms asking that the lights be turned off after use. Also are looking into lighted wall switches. Motion sensors were also discussed.

The insurance for the complex increased from \$53,000 to \$59,347.

We still have sidewalk issues at 3801 Yardley and several other locations. These will be repaired as weather permits.

Jim McGoff's roof in the bedroom, 3503 Lennox View Ct. #207 has been repaired but needs painting.

The arch windows have another problem. When the new siding was installed, a gap was left that allowed rain water in. Dan said that T-splints may be the solution.

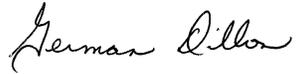
The oven in the clubhouse needs a new bulb.

**New Business**

No new business.

Ed Yocum motioned that the meeting be adjourned, Sallie Martin seconded the motion. The meeting was adjourned 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