

Windsor Gate Condominiums
Board Meeting
Minutes 8-16-11

Present:

Ed Yocum - Vice President
Dan Rapp – Kentucky Realty
Leonard Frankrone, At Large
Sallie Martin – Treasurer
German Dillon – Secretary

Absent:

Julie McFadden - President
Denise Waddell – Finance Committee

OPEN MEETING

Lorraine Aaron mentioned that there were cobwebs in the windows in the library of the clubhouse. Lorraine also mentioned that she thought Misty was doing a bad job of cleaning in her building.

Norma Braver mentioned what a good job Misty is doing. The board has received several emails praising Misty's work.

Jerry Royalty mentioned that he had to kick two people out of the exercise room for making too much noise.

The board mentioned that we are still waiting on the insurance companies to decide about the roofs.

There is broken glass by one of the dumpsters.

CLOSED MEETING

Ralph Lynch of RK Lynch Vinyl once again visited with the board to respond to any questions. There is a slight difference in the tint around the windows using the vinyl windows. The board voted to go ahead with window repair stating the savings by using vinyl is too good to worry about a slight tint difference.

If there is major drywall damage this cost is not included in the window replacement cost. However, minor damage will be covered. It will cost an additional \$25 to put a locking mechanism on the sliding windows.

Sallie Martin motioned that we agree to use RK Lynch as the supplier of replacement windows for Windsor Gate. The motion was seconded by Ed Yocum and all members voted for this motion. Notice is to be placed in the newsletter.

A picture of the new window will be placed on the website and an example window will be placed in the library along with information about the vinyl windows and sliding doors.

Another window replacement was approved.

Social Committee Report

The clubhouse has seven rentals scheduled for August. The balance is \$3,641.61.

July Minutes

The July minutes were read. Ed Yocum motioned that the July minutes be approved with one minor change, Sallie Martin seconded the motion and the minutes were approved with change.

Financial Report

Denise Waddle was absent and no financials were reviewed for the previous month.

Phone calls/emails/letter box

There are still Tomato plants behind Denise's Building. Steve is to pull them out.

The stumps have still not been removed – the lawn care company is to take care of this.

The entry was posts at 3501 have been taken care of.

The painting of the siding will be taken care of in the next few days.

A door at the back of one of the buildings (garage entry & exit) is constantly being left open. A notice will be put in the newsletter that this is a security issue and residents need to make sure these doors are shut properly.

Dead branches are going to be removed by the lawn company. Stumps are also to be removed. One ash tree needs replacing. German Dillon motioned that we spend the money to replace the ash tree, Leonard Frankrone seconded the motion and the motion was passed.

Mention was made to put a notice in the newsletter urging residents with a computer to go to the Windsor Gate website to obtain current information (newsletters, minutes, owner documents, etc.)

Dan will provide the board with a printed monthly update of work completed.

New Business

A work shirt is being made for Misty.

German Dillon motioned that we purchase a treadmill from Leonard Frankrone as a replacement for the broken treadmill in the exercise room. Sallie Martin seconded the motion. The cost will be \$350 compared to a cost provided by Dan Rapp for a new replacement of \$2,962.70.

A question was raised about the sensor lights in the bathrooms; they are set to remain on for 25 minutes.

Sallie Martin motioned that the meeting be adjourned, Ed Yocum seconded the motion. The meeting was adjourned at 8:30 p.m.

Submitted by

German Dillon
Secretary