

Windsor Gate Annual Condominium Meeting
1-18-11

Windsor Gate Condominiums
Board Meeting
Minutes 1-18-11

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

Norma Braver mentioned a problem of people parking in assigned spots that do not belong to them. Technically, these parking spaces are a part of the deed and people are trespassing by parking where they should not. Dave's Towing Service will tow the offending vehicle at the owner's expense plus towing charge.

A notice is to be put in the newsletter to the effect that the drop box at the clubhouse is not for maintenance fees. The box is not necessarily checked daily, and if maintenance fee checks are found we have to mail them to KY Realty causing a delay that could lead to a late fee being imposed.

CLOSED MEETING

Social Committee Report

The clubhouse was rented 9 times in December. A deposit was made of \$450. Balance of the Social Committee account is \$2,785.99.

October and November Minutes

The October and November minutes were read. Ed Yocum motioned that the September minutes be approved, German Dillon 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

3805 reported sidewalk problems. However, repairs can't be made until the temperature is above 40 degrees. Repairs will take place.

A report was made of a dog making a mess in front of a specific unit. A letter is being sent to the dog owner.

Work out area

A person or persons has been turning off the heat in the exercise room then forgetting to turn the heat back on. This temperature control also affects other areas of the clubhouse including the area where the water pipes are located. It was decided and approved that a lock box would be put around the thermostat and that the temperature would be set in the winter at 68 degrees and in the summer at 74 degrees.

Elections

There are three board positions coming open this year. The three people affected are German Dillon, Ed Yocum and Leonard Frankrone. Dan is going to secure the church for our annual April meeting. We will once again have a drawing among those attending for a months' maintenance fee.

Notice of the election and opportunities to be elected to the board will be posted in each entrance hallway and in the newsletter.

Complex Issues

Betty Brinley??, a unit owner reported noise in her apartment, Dan Rapp could not find the noise but Denise Waddle stated that she has the same noises and her unit is going to be checked out for these noises.

We had squirrels in the attic of the clubhouse. Dan Rapp contacted Critter Ridders who caught six squirrels and plugged the entry hole.

The toilets in the clubhouse have been replaced.

There is a calico cat running loose on the property and the complaining resident is being told to call 311 to have the cat picked up the next time this becomes a nuisance

A complaint was made by a resident that the residents of the unit above hers have puked over the balcony and that a resident's dog poops over the balcony. A letter was sent to the offending resident.

A notice will be put in the newsletter telling residents not to put plants in front of the buildings this year. We are going to start landscaping and all of these plants will have to be taken out.

Website

The website is promised to be completed by the board meeting in March.

Pet Regulations

We have an ongoing problem with oversize pets, and the number of pets per unit. One problem is that the master document reads one way and the rules and regulations read another way concerning this problem. The board has agreed to seek legal counsel on this matter.

George's Payment

The board is sending a gift card to George for his service for the year.

Dan Rapp: Report

Dan asked approval of the board to remit \$2,000 to our insurance company. Apparently our reserves are too high at the present time requiring additional insurance. The insurance company is Traveler's Insurance.

Travelers also want us to have the chimneys cleaned yearly. Dan Rapp is writing a letter stating that all of the fireplaces are gas and do not require chimney cleaning.

Our insurance company is sending out a field representative to check our roofs prior to approving our claim for new roofing. This will be done when the weather breaks.

Snow removal costs us \$15,000 per occurrence. Ice removal would be an additional cost. The sidewalks have to be done by hand at \$10,000 or more cost.

New Business

The ashtrays in front each building need to be cleaned out and new sand placed in the receptacles.

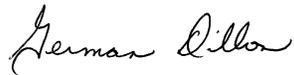
Mary Ann Pruden mentioned to a board member that the nails in her balcony are starting to protrude.

The dryer vents in the attics need to be checked. Some of the connections are coming loose and the lint is going directly into the attic. This may be done in conjunction with Eagles Nest when they do the roofing.

A letter is being sent to Joseph Heinrichs at 3905 Yardley Ct. # 207 stating that it is his responsibility for the maintenance of his garage door opener.

Ed Yocum motioned that the meeting be closed, Sallie Martin seconded the motion and the meeting was closed at 8:35 p.m.

Submitted by

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

German Dillon
Secretary
Windsor Gate Board of Directors