

Windsor Gate Condominiums
Board Meeting
Minutes 7-19-11

Present:

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

Absent:

Denise Waddle – Finance Committee

OPEN MEETING

The roofs – Julie talked to John Yates (Eagles Nest) - need to keep pushing the insurance company – received a letter July 6th requesting more documents which were submitted

Directory – just about ready to be printed

Pool Party – very successful, about 100 people attended

Lorraine Aaron mentioned that someone in her building does not have insurance and wondered if it is required. Lorraine was told that you did not have to have it but it is best to have insurance. Mention was made that all that was needed was a renter policy.

Dogs – comment made that a dog is being let out and making holes in the grass – dogs relieving themselves in the same spot causing brown spots in the lawn – wants the owners held responsible.

Recycling – Best Buy will recycle large items for \$10 and give a voucher for a \$10 purchase, Home Depot will take fluorescent bulbs, some fire stations have recycling programs.

A comment was made concerning a non-resident dumping trash in our dumpsters – told to get a license plate number when this occurs then the board can take action.

Pool – Jerry said things going well – new guard on Sunday left everything out when he left. Jerry is finding the gate open quite often – there is a concrete problem at the end of the patio by the clubhouse at the furthest end from the entry gate. A new umbrella is needed for the guard station (old one was broken by the storm) – Dan Rapp said he has a replacement.

Open Meeting closed at 7:00

CLOSED MEETING

Ralph Lynch of RK Lynch Vinyl gave a presentation on the benefits of vinyl windows. After the presentations Ed Yocum motioned that we purchase a vinyl window for replacement as a test and German seconded the motion and the motion was passed. There is a substantial cost savings for using vinyl.

Sallie Martin passed out information on the website in case she was not around to make necessary changes.

Social Committee Report

The clubhouse was rented four times since the last board meeting.

June Minutes

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

Financial Report

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

Phone calls/emails/letter box

8506 Windsor – repairs completed, primer put on, still needs painting – wallpaper issue as well, pooling of water inside resident door – Dan is going to check this out for possible leakage.

Recycling issue – no service is provided in our area for recycling bins. Waste Management will charge us for a dumpster(s) for this purpose however, is something not recyclable is placed in the container we will be charged.

8502 Ambrose – after steam cleaning the hallways the wallpaper is peeling at the seams.

Tomato plants at 3807 have to come out – they are planted in the ground behind the unit. Dan is sending a letter. Same problem at 3909 Yardley units 102 and 104. German is going to check to make sure which units are involved.

Stumps – where the storms blew down trees – the stumps remain. Dan is checking to see if they can be removed.

3807 unit 208 – bank now owns the unit.

8400 Ambrosse #103 has a carpet issue which Dan has responded to by letter.

Lisa Day at 3901 Yardley states that paint is chipping off and shrubs are missing from the outside of the units (both 3901 and 3911 Yardley). Dan is sending a letter explaining our plans for new shrubbery and the reroofing which will take care of the paint chipping from the gutters.

Car at 8506 with silver cover received a sticker which was promptly thrown away. The car was towed once and was towed back by the owner. The car is not driven and residents want it gone. The car is just stored. Julie McFadden stated that the bylaws state that cars have to be used. Dan says it will be difficult to permanently remove the car.

3501 – Lorraine’s unit – columns on the outside have nails protruding and need painting – Dan will take care of this issue.

The mismatched siding still needs painting.

New Business

Misty Yount asked if she could be given permission to swim after finishing work. Dan said no.

Signs needed by/on the gates to the dumpsters saying that large boxes need to be broken down before placing them in the dumpster.

Broken lamp in the clubhouse. Been that way for a long time.

German Dillon motioned that the meeting be adjourned, Julie McFadden seconded the motion. The meeting was adjourned at 8:35 p.m.

Submitted by

German Dillon
Secretary