

Windsor Gate Condominiums  
Board Meeting  
Minutes 6-20-11

**Present:**

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

**Absent:**

**OPEN MEETING**

Announcement of George's retirement – replacement is Misty Yount

Pool party to be in July – announcement will be posted in each building

The website is up and running again

Cleaning of carpets is being looked into

The Coke machine in the pool area has a bad compressor and is being taken out – the Coke machine is not going to be replaced

The roofs – a waiting game, waiting on our insurance company, Eagles Nest is pushing for a resolution

A question arose as to Misty's duties – explained as general housekeeping

All of the drains in the pool which we replaced need to be re-done. The company the made the replacement parts will be sending divers to make the adjustments at no cost.

Norma Braver raised a question about the use of power tools used in re-roofing. Do not want the workers to use the condo electrical plugs.

The siding on one of the buildings facing Hurstborne Lane does not match all the other siding. Needs repainting.

Columns at the entry way to Loraine Aaron's building – 3501 Lennox - have nails coming out and need repainting. Others in the complex face the same problem.

Open Meeting closed at 7:00

## **CLOSED MEETING**

### **Social Committee Report**

The clubhouse has a balance of \$3,921.61. The clubhouse is averaging 8 to 9 rentals per month.

### **May Minutes**

The May minutes were read. Ed Yocum motioned that the May minutes be approved, Sallie Martin 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**

The Coke machine will cost too much to repair. Dan Rapp is removing the Coke machine from the pool area.

Kyanna Carpet cleaning did our carpet cleaning last year. Dan Rapp called to see if we could get the same price this year and did. The board approved all hallway carpet be cleaned for \$3,495.

South End Glass and KY Realty are looking into the reason for the glass still leaking from the replaced unit (dormer window). The middle window is leaking. A suggestion was made to make this a stationary window instead of one that opens and closes. Julie is looking into the possibility of using vinyl windows instead of the wooden windows currently in use.

Orpha Hellman letter – 3807 Yardley – mentioned grill and planted tomatoes growing at a unit – the unit owners were told they had to remove the tomatoes and could not use the grill (the owners were pulling out the grill and using it on the common area). Ed Yocum is checking to make sure the practice does not continue.

Sidewalk issue has been repaired.

Tile ordered for the entry way to Clara Simpson's building - 8410 Ambrosse. Steve will take up the good tiles and save them for future use. The cost of the tiles was \$532.15.

Alice Borland – 8508 Ambrosse - proposed conducting water fitness classes at the pool. She would be the trainer for two classes a week, one hour per class. The board denied her request due to liability issues.

Mrs. Stivers unit – 3501 Lennox #101 - water leak from unit above hers. Currently an unresolved issue' Mrs. Stivers was told that we would fix the problem but she says she will resolve it with her neighbor. Dan is sending a letter in explanation.

3905 Yardley – soffit rotting under the roof.

Sprinklers not working at far end of the complex – Dan Rapp says the heads get turned by the lawn mowing. Stemler Irrigation working on the problem.

Update on website – mention of not putting directory on website, list of units for sale, master deed, and by-laws will be put on our website.

Need to obtain a better vacuum cleaner for Misty. We will leave the current vacuum Misty is using in the clubhouse and replace it with a better model. Julie McFadden is going to look into light weight industrial vacuums.

The cigarette urns need new sand. Stevie will take care of this.

There is an orange scooter chained to the lamp post on Yardley Ct. A sticker will be put on the scooter and notice that chaining to the light post will mean the scooter being towed. The owner will be given until the 27<sup>th</sup> to comply.

The new directory is just about completed.

Julie McFadden is completing the Rules and Regulations (reprinting).

### **New Business**

There was no new business.

Ed Yocum motioned that the meeting be adjourned, German Dillon seconded the motion. The meeting was adjourned at 8:40 p.m.

Submitted by

German Dillon  
Secretary