

Windsor Gate Annual Condominium Meeting
3-16-11

Windsor Gate Condominiums
Board Meeting
Minutes 3-16-11

Present:

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

Absent:

Sallie Martin - Treasurer

OPEN MEETING

The board is going to obtain quotes for hallway restoration, to get to the cause and fix all problems at one time. However, the work will not be done until the re-roofing is completed.

Questions arose concerning billing from Kentucky Realty for maintenance. Dan is going to provide detailed billing for the work in question.

Those attending heard from Julie McFadden that the board's focus for this spring is on the new roofs and landscaping.

The large hallway window is being replaced at 8506 Ambrose. By taking out this palladium window we hope to determine the cause of the leaks that are occurring with some of the other windows on the property.

A reminder that the April 19th meeting will be our annual meeting.

Mickey Holliger will now be the contact for clubhouse rentals.

Representatives from Eagles Nest will be on-site in the next few weeks on the roofs.

Clint Mattingly at 8406 Ambrose, unit 208 stated that he is having water leaks by this smoke detector. Lorraine Aaron noticed leakage above the cabinets under her stairwell. Dan will have these leaks checked.

CLOSED MEETING

Social Committee Report

The clubhouse was rented 7 times in February. A deposit was made of \$350. Balance of the Social Committee account is \$2,685.05.

January and February Minutes

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

The issue with George Beckley has been resolved with him and Windsor Gate splitting the contested payment.

Phone calls/emails/letter box

A complaint was made concerning the TV in the exercise room, the complaint centered on the number of channels and whether or not the TV was cable. A resident asked if we could put a venetian blind up on the door leading from the exercise room to the bathrooms.

BJ and Curly Ruckriegal (8506 Ambrosse, #312) want a copy of the financial statement and have been directed to call Arlene.

Dorothy Dusch (8417 Ambrosse, #207) stated that someone is using the front gates of the dumpster areas and leaving them open she also stated that someone is leaving the second floor hallway window open. A notice will be posted in the newsletter concerning the hallway windows.

Laura Strange (8506 Ambrosse, #312) reported possible domestic violence in her building (she was directed to contact the police; there is nothing the board can do). She also wanted information on window replacement.

George indicated that the paper towel holder in the men's restroom in the clubhouse was bent and pulled down and that there was blood on the floor.

Norma Braver provided some earlier issues of the newsletter as a possible format for future issues.

There are some sidewalk issues where the sidewalk has buckled. Dan is getting bids on the repair costs.

A disabled or derelict car (license #279EEG) is being sent a letter to remove the car or get it fixed.

On Feb. 19th the clubhouse was rented and 9 children were found playing in the exercise room none over age 10. Rules specifically state no one under the age of 16 is allowed in the exercise room. The signage is being checked by Dan a new signage will be put up as necessary.

The window in the gym right of the entry door needs replacing.

The issue of monthly breakfasts was discussed as attendance has been low. Ed Yocum made a motion that we try these breakfasts every three months instead of monthly. German Dillon seconded the motion and the motion was passed. The first Saturday "Donuts and Coffee" will be in June.

Mickey Holliger will take the club house rental requests and then they will be approved by Julie McFadden on the condition that the renter is not delinquent in any fees or have any legal issue with Windsor Gate.

We had one resume for the Social Committee position. It was decided that the board will take over these responsibilities.

The issue of Jim McGoff's roof leakage at 3503 Lennox View Ct. #207 has been taken care of. His bedroom roof may still need painting and Dan is going to check on this.

The BP Station next to Windsor Gate was robbed on Feb. 24th. The robber fled on foot through our complex. No word on if the robber has been apprehended.

The wall oven at the clubhouse was stated by Ed Yocum as not working properly. German Dillon stated that he would check out the oven to make sure if it was heating properly or not. Ed Yocum is going to get bids if a problem is found.

Julie McFadden retrieved a copy of the revised Rules and Regulations.

A request was made to rent the club house from a non-resident for April 2nd. A resident must sign for and be responsible for this rental.

Elections

Two resumes were received for the two open positions. The resumes were from German Dillon and Ed Yocum, currently serving on the board.

Website

The website is completed and will be posted. German Dillon is working with Sallie Martin to obtain the domain names (windsorgate.com, windsorgatecondominiums.com, and windsorgatecondos.com) and to obtain hosting for the site.

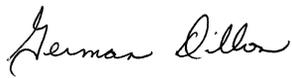
New Business

Ed Yocum collected items from three residents for supplies to the troops overseas. Another ad will be placed in the newsletter for another month collection.

The spring yard sale will be held May 14th. Notice will be placed in the newsletter.

The meeting was adjourned at 9:22 p.m.

Submitted by

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

German Dillon
Secretary
Windsor Gate Board of Directors