

Windsor Gate Condominiums
Board Meeting
Minutes 9-22-11

Present:

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

Absent:

OPEN MEETING

Inspectors from our insurance company were on our roofs the 13th and 14th of September. Eagles Nest was also on-site with the inspection team. It will require two to three weeks for them to respond to us.

Norma Braver asked two questions, the first regarding which insurance company was conducting the inspection to which we responded our current insurance company. The second question concerned the money we received from Hills years ago for roof damage. Norma wanted to know if this payment would in any way be held against us. The response was that the insurance company was aware of this payment and that it would not matter in this case.

Mary Cash (a new resident) stated she was unsure if she had a master deed. She was told to consult with her agent and could also look on our website for a copy.

Notice needs to be put in the newsletter concerning a quarterly breakfast (donuts, fruit juice, coffee, gravy & biscuits) for our residents on Nov. 5th from 10:00 a.m. until 11:30 a.m.

Norma Braver asked about Radon tests for the units. It is up to each owner to have this done if they feel it is necessary. Dan Rapp has a man who works for him that can conduct this test, Rick Burnett. The results are sent off but Dan was unsure of the costs.

Les Herndon at 3911 Yardley Ct., unit 207, obtained pricing from South End Glass for replacing his sliding patio door. He then contacted Dan Rapp who told him we recently switched to RK Lynch. Les got pricing from RK Lynch and said it was much less expensive than South End Glass and he was having RK Lynch do the replacement in a few days. A replacement window has been installed by RK Lynch in 8417 Ambrose in the common area.

The tree trimming took place but there are a lot of upper limbs that still need to be cut out. Dan Rapp stated that Cory would take care of this.

Denise Waddell stated that the shrubs in back of her unit were not trimmed. We have this service contracted twice a year.

CLOSED MEETING

Social Committee Report

The clubhouse is scheduled for seven rentals for September. The current balance is \$4,792.61. There is small spending money of \$182.09.

August Minutes

The August 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 presented the July and August financials. Debbie Hibbits unit has been approved for sale by the court.

Maintenance Report

Drywall repairs in 3909 unit 3009 resulting from roof leak. Cut out drywall, installed new drywall, taped and stippled ceiling – work done by Steve Yount (12)

Clubhouse – remove screen on the exterior of clubhouse and cleaned windows as per request at last open owners meeting – checked new windows at 8506 Ambrose no leaks, tried to find source of gasoline smell at 8508 Ambrose garage that was called in by residents in the building. Work assigned to Steve Yount (3)

Removed bad cedar columns at 3501 Lennox View as per request of Board – installed new door sweep – work done by Steve Yount (6)

Bathroom lights were reported not to be working by residents. Warren Swift determined there was nothing wrong with the lights. Every time someone enters the room the reset for 15 minutes and then they go out (1)

Intercom not working at 3911 Yardley # 207 and 3907 # 206. Both repairs by Steve Yount (5)

Call out on Saturday that the electric was out at 8401 Ambrosse main outside panel – Warren Swift tightened the main panel ground on exterior panel (1)
8417 Ambrosse – railing around balcony was coming apart unit # 207 –repaired
– Rear door had been sprung and would not close – repaired by Steve Yount (2)

3507 Lennox # 102 called and reported strong odor coming into unit. Met with owner and could not find an order – Steve Yount (1)

After hours call at 8400 Ambrosse # 103 – water dripping into unit from above. Determine the leak was from the condensate line from the above unit. Cleared line so that water would flow (2)

Pool was tested positive for bacteria – purchased shock and treated the pool so the Board of Health could reopen. Steve Yount went and purchased materials and treated. (2)

Light had to be replaced at 3505 Lennox View that had been vandalized Steve Yount purchased new fixture (2) – report that mold was on the walls in the storage room at 3501 – determined the walls had been sprayed with a soft drink. Walls cleaned with bleach by Steve Yount (3)

3801 Yardley drywall was repaired that had been damaged in looking for a water leak. Removed sections of drywall, repaired leak, installed new drywall, taped, primed. Will return to hang wallpaper. Repaired by Steve Yount (13)

8408 Ambrosse # 205 repaired leak coming from wax ring. Picked up test kit for the pool, replaced photo cell at 8510 Ambrosse and repaired the door closer arm at 3507 Lennox View to the garage – all repairs made by Steve Yount (7)

8408 # 102 had an afterhours call as a result of water coming into unit from the condensate line above. Opened the line.(1.5)

Phone calls/emails/letter box

Bradford Unroe's window is still a problem. Stevie (from Dan Rapp's office) has been in contact with Bradford concerning what to do about this problem.

Several people were solicited by email after the new directory was published with email addresses. The offender was notified that these emails are not to be used for solicitation purposes. He responded that he would stop his actions.

At 8417 a door in back was remaining open. It was found to have a bad spring and has been corrected.

The treadmill in the gym that was purchased from Leonard Frankrone was found to be not up to our standards. The treadmill has been removed and will be replaced. We thank Leonard for his intentions.

The main dumpster doors are being left open. A notice will be put in the newsletter about this problem.

The board received five pet complaints; pets not on a leash, owners not picking up after their pets, letting pets relieve themselves in inappropriate locations (the Rules and Regulations state where dogs are supposed to be taken to relieve themselves). Violators are being contacted by letter.

Leonard Frankrone is having problems with water standing in the entrance hall. The water seems to be coming from under the threshold inside the door of this unit. Dan Rapp stated that Stevie would have a look at the problem.

Denise Waddell's unit needs drywall work in the laundry area.

Dead branches have been noticed in the trees, which need to be removed. Several stumps were removed however; the stumps behind Yardley Ct. have not been removed. The Ash tree has not been replaced. Sucker branches on the ornamentals have not been removed.

Sallie Martin is obtaining prices for tree replacement on the berm behind Yardley Ct.

Tree did not get trimmed at 3907. Sallie is going to check on this.

The board is checking on other types of trees to use as replacements due to the potential Emerald Ash Borer problem.

Misty Yount's shirt has been ordered by Dan Rapp. Dan is going to check and see if it has arrived.

Halloween party will be October 29th from noon until 2:00 at the clubhouse. Notice will be put in each hallway above the mailboxes.

New Business

Orpha Hellman of 3805 Yardley Ct. Unit 103, died (long time resident). Need to check if unit has a lean against it as her family wants to put the unit up for sale. A letter will be sent to the family if a lien exists.

Sallie Martin motioned that we close the meeting, German Dillon seconded the motion and the motion was passed. The meeting was closed at 8:00 p.m.

Submitted by

German Dillon
Secretary