

Windsor Gate Condominiums
Annual Board Meeting
Minutes 4-17-12

Present:

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

Absent:

OPEN MEETING

The annual audit report was read – may need to have new reserve fund analysis done

Question from resident concerning reserve fund – can these funds be used for purposes other than earmarked – auditor responded that “yes” this is possible.

Announcement to remember assessments due by June 30th – notice to be placed in newsletter

Next breakfast moved to second weekend in June, June 9th – the clubhouse was rented for the first weekend

Replacement of 100 watt bulbs in streetlights to be changed to 150 watt - LG&E will put in the new bulbs for a nominal cost – to be completed by the end of the week – LG&E is also repainting the posts at no cost.

Landscaping to begin any day – Julie McFadden provided sketches for interested parties to review after the meeting

There were several comments about prior consent to garden – told this was not allowed – newsletter to tell residents not to plant anything

BP Station – a mess, no landscaping, we could sent a letter

Discussion about mowing the median on Hurstborne Lane, only done several times a year by city – Councilmen from other adjacent areas use discretionary funds to have their areas mowed more often – Ed Yocum is to obtain contact information for our councilman

Guttering – in the midst of getting this done

Comment was made about nails from the roofing found behind the units. The board will get the roofer to make another sweep of the area.

Still problems with people outside the complex using our dumpsters – Dan Rapp to get signs saying “Residents Only”

Put in newsletter warning about people stealing copper from outside air conditioning units. None of our have been effected yet, but it is up the unit owner to make any necessary repairs.

Yardley signage in bad shape, need replacement or repainting

ELECTION OF BOARD MEMBERS

No nominations from the floor – vote by acclimation for current board for another year.

The winner of the free month maintenance fee is Anna Spurgen – 3907 Yardley Ct. Unit 102

The board wishes to thank everyone who attended the annual meeting. The comments made at these meetings by residents are very helpful to the board.

CLOSED MEETING

Clubhouse Report

The clubhouse had 8 rentals scheduled for April. The bank balance for the clubhouse is \$6,984.52. A balance of \$32.93 in small money.

Election of Officers

Ed Yocum motioned that all positions on the board remain as last year – Sallie Martin seconded the motion and the motion was passed without comment.

March Minutes

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

Financial Report

Denise Waddle reviewed the finances for the past month.

Our insurance on the complex is not being renewed – Dan Rapp is getting bids

Phone calls/emails/letter box

Another, larger rock is going to be added on Lennox View

Gazebo roof almost completed – ran out of tiles and more are being obtained to finish the job

Newsletter – a woman was seen using the tennis court for a dog run – no pets are allowed on the tennis court

Jerry Royalty has agreed to be the pool manager once again for the same fee as last year. Jerry does want new shirts with larger lettering saying WG Pool Manager on front and WG Security on back

Clubhouse cleaning – will cost more than the \$350 from last year as we are adding the gym to be cleaned

Garage on Yardley (free standing garages) has spot on the siding. Dan Rapp is going to check out the problem

The board received a letter concerning Robert Wicke – a convicted sex offender – just an update for our records

Willis Kline sent a bill to the board for a service call to 8401 Ambrose – Dan Rapp is going to follow up as this is not a board responsibility

Jan Robertson indicated that she believes she has termites – EnviroSAFE checked this out and does not believe they are termites

Simpson windows – getting replaced

Bowers windows – caulking around old aluminum window needs replacing – windows losing their seal – Stevie can caulk but this is not the reason for the window seal losing its seal – usually age does this – Up to owner to replace window

Building vents – birds getting into utility rooms – been taken care of

Screens – Jerry Royalty reported a bad screen from the actions of the roofers – Dan Rapp will have this taken care of

Phillip Skees – Dan is to check to see if letter has been written – do not send if it hasn't been sent

Letter sent to resident in Ed's building – she got the letter and has a court date

Entrance plates – Sallie is working of replacing the name tags

Misty – several complaints, only working 27 hours a week – we need more – Dan believes that it is time to replace Misty – Dan is going to meet with Misty

Dead tree behind 3911 Yardley – boards responsibility to had this tree removed – no replacement necessary

New Business

There was no further business and German Dillon motioned that the meeting be closed, Ed Yocum seconded the motion and the meeting was closed at 8:40 p.m.

Submitted by

German Dillon
Secretary