

Windsor Gate Condominiums
Minutes 8-15-12

Present:

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

Absent:

OPEN MEETING

Questions arose as to why the board was meeting during the day time – some residents could not make the day time meeting. It was explained that many on the board work and work conflicts caused the meeting time to be moved.

A resident asked that the board minutes be made more accessible. It was decided that a copy of the approved minutes will be placed in each building entrance above the mail boxes.

A suggestion was made by a resident that we allow the formation of pool and landscaping committees. Notice will be placed in the newsletter that those interested in serving on a committee let the board know of their interest by placing their name and contact information in the clubhouse mail box.

The hot weather has created problems with the landscaping – once again we reviewed the problem with the sprinkler system.

A resident requested a copy of our insurance policy. Dan Rapp is going to secure a copy of the policy.

8506 Ambrose – a gutter was off at the entranceway - this has been repaired

Radon concerns – resident thinks every lower unit should be tested – up to individual owners to pay for testing – if high levels detected then it is the responsibility of Windsor Gate to fix the problem

A resident mentioned a cleaning issue at 8907 Ambrose – residents are cleaning the halls since it seems they are not being cleaned properly or in a timely manner

An announcement was made by the board that we will host a breakfast October 6th

A resident complained about the landscaping and weeds in the landscaping – the service is not pulling the weeds – weeds are getting bad in the mulch and turf areas – Dan Rapp responded that Greenscapes by contract weeds four times a year – Greenscapes will be contacted about this problem – also not blowing away the grass clippings

One resident mentioned a problem with dead bugs in the light fixtures in the hallways leading to the garages – this is usually taken care of in October when we have all the light fixtures cleaned.

A resident mentioned having frost or a film in the inside of his windows – was told that the seal is broken and that this will happen over time – owners responsibility to replace the windows if they so desire.

CLOSED MEETING

Board discussed landscaping problems – Greenscapes was called – Laurels and Nandina selected because of size and seasonal interest – if planted sooner could have become more tolerant of the heat but no one knew the extreme heat was coming – the heat and resulting turf problems are causing the excessive weed problems – can't put down weed killer in the excessive heat.

Greenscapes was told about six times to pull the weeds in the beds – they are going to get on this problem also will do a better job with grass clippings.

On Wednesday the 29th of August there will be a meeting at our lawyer's office – this will be an update on Condominium rules passed by the Kentucky Legislature – Norton Commons office 3rd floor – all board members are welcome to attend

Julie McFadden and Jeanie Tucker have been looking at new chairs for the clubhouse.

July Minutes

The July minutes were read. Ed Yocum motioned that the July minutes be approved, Leonard Frankrone seconded the motion and the minutes were approved.

Clubhouse Report

The clubhouse has seven rentals scheduled for August. The bank balance for the clubhouse is \$8, 334.52 with small spending money of \$61.81.

Phone calls/emails/letter box

Pavement issue at 3591 Lennox View Court – proposals coming for staggered paving – have a bid from Flynn Brothers paving and waiting for other bids to arrive.

8402 – Nail pops – Dan Rapp was unsure if this has been addressed by John Yates – John Yates said he was going to get this fixed – Dan thinks this has been taken care of – Julie McFadden is going to check on this

Light poles at front entrance – being replaced free of charge by LG&E

Waste Management – contract up for renewal – will renew for three years and replace dumpsters – we do not have the final contract cost – Denise Waddle is going to check to see when other contracts are due.

Gutter repair turned out to be just a downspout replacement

Chairlift issue – nothing further to report

Marion Foxworthy – 3501 –water problem – has been repaired – insurance company contacted

Jerry Royalty – issue of lifeguard leaving early – the guard quit – a check for Jerry's services is to be cut on September 4th

Susan Pass (resident) says assessment paid, we have it as not being paid – Dan Rapp is going to look into this – problem is that some people paid in the wrong manner and checks became confused with maintenance fees.

Entrance name plates – need to find out who has the time to complete the job

Greenscapes removed the vines from the trees that had a problem

Painting of meters – being completed

Fireplace switch – Dan Rapp received a price of \$571.00 from Fire Place Distributors to put in an automatic fire place starter in the Clubhouse. Ed Yocum made a motion that we conduct this installation, Jeanie Tucker seconded the motion and the motion was passed.

Door handle replacement in the clubhouse – fixed

8500 – sinkhole – Stemler to take a look to see if they can find the problem and correct it

8504 #205 – has items outside in the hallway and stuff nailed to the outside wall in the common area – Dan Rapp is sending a letter that this has to be removed

Kat – three month probation period is complete – has asked for a raise – currently paying her \$13.60 an hour – board voted not to increase her pay at this time due to all the complaints – will review again at a later time.

Maintenance Report

Pool – cleaned bottom of pool and pool skimmers and checked and recorded chemical readings in log book 3 times. Changed out acid drum in pump room (Kat was out sick)

8506 Ambrosse Lane #014 – replaced and finished drywall in closet from outside spicket repair. Also stain killed rust on patio column and painted, and patched damaged drywall in storage room, hallway wall.

3911 Yardley – removed two light fixtures in garage hallways, took ballast out of fixtures. Installed sockets in fixture and new style light bulbs, rewired and re-hung light fixture

8404 Ambrosse #208 – cut out and replaced rotten wood on deck, deck railing and deck column, caulked and painted

3505 Lennox View – re-installed fallen downspout on front of building, removed loose trim boards on gable above arch window. Cleaned out birds nest, reinstalled trim boards

8402 Ambrose #103 – cut out wet molded ceiling in bathroom, found wax ring on toilet of unit 207 leaking. Cleaned up unit 103 bathroom

8417 Ambrosse – removed light fixture in hallway going to garage hallway. Took out circle florescent light and ballast out of texture. Installed light socket and new spiral light bulb. Re-hung and wired light fixture. Replaced blight bulb outside back door.

Installed rack on golf cart so Kat can haul six foot ladder around with her

Replaced light fixture and light on front porch of 8413 Ambrosse

8506 Ambrosse #101 – repaired drywall in bedroom closet after outside spicket was repaired and repaired drywall behind washer in laundry room after valves were replaced. Reinstalled elbow on downspout above entrance porch roof.

Hung new stop sign at Yardley Court intersection

8402 Ambrosse #103 – went back and re-hung drywall in bathroom ceiling after unit 207 on 2nd floor. Replaced wax ring on toilet. Taped joints and applied 1st coat of compound. Will finish job after Mrs. French gets back from her knee surgery

8508 Ambrosse #103 – cleaned lint and birds nest out of dryer vent pipe and reinstalled vent screen that had fallen off

Replaced door knob in clubhouse door and fixed loose toilet paper holder in women's restroom

Cleaned out dryer vents at 3501 Lennox #103 and #104

Removed and adjusted latch keeper on entry door at 3807 Yardley and adjusted door closer so door can't be pulled open without a key

New Business

Ed Yocum talked to someone at another complex to see what they did at their pool – had a sign-up sheet and allowed up to two guests, had a committee of 10 people to oversee this.

Ed Yocum motioned and Jeanie Tucker seconded a motion that the meeting be adjourned, motion passed – meeting adjourned at 11:20 a.m.

Submitted by

German Dillon
Secretary