

Windsor Gate Condominiums
Board Meeting
Minutes 1-11-12

Present:

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

Absent:

Leonard Frankrone – At Large

OPEN MEETING

There was no open meeting due to the meeting being called at an unexpected date.

CLOSED MEETING

Clubhouse Report

The clubhouse had 10 rentals in December and 8 rentals are scheduled for January. The current balance is \$6,134.52. There is small spending money of \$56.86.

October Minutes

The November minutes were read. Ed Yocum motioned that the November minutes be approved, Sallie Martin seconded the motion and the minutes were approved without change.

Financial Report

Due to the date of the meeting, there were no financial reports.

Denise Waddle asked Dan Rapp about the possibility of speeding up delinquent fees by attaching wages. This idea will be presented to our lawyers. Another idea is to use liens. There are 12 residents over \$1,000 behind on fees.

Phone calls/emails/letter box

Bradford Unroe's window replacement is completed.

Norma Braver is complaining about a neighbor who lives above her. This has been going on for a while. The board believes that she will have to overlook some small things and try to work some of these issues out herself. There is not much that the board can do about these issues.

Dot Dusch reports having her paper stolen and does not want her paper delivered to her front door.

Clara Simpson is turning 100 years old.

Entrance name plates – some complaints that they do not look very pretty. The board moved to redo the name plates on the outside of the buildings and on the mailboxes. First a notice will be placed in each building directing those who do not want their names on the outside box or their mail box to contact Ed Yocum by the end of January, 2012.

Screen repair – Eagles Nest will contact owners who need screen repair as a result of the new roofs. Eagles Nest will have to go into the unit to take out the screen for repair.

8404 reported a broken light fixture.

Dan Rapp discovered that drip edge was missing that was supposed to be put on by Eagles Nest. Also, a dryer vent was covered by the roofers.

Cornerstone Engineering is to be on-site to inspect the roofing. Dan Rapp said it would be a good idea to have Stevie along with the inspectors.

Nail pops – by contract, Eagles Nest is not responsible for nail pops. This will be the responsibility of Windsor Gate.

The Gazebo roof will be done.

Street signs and pole – a street sign needs replacing. Stevie has to replace the wood and sign. All street signs are faded and need replacing – discussion postponed until a later meeting to decide what types of signs will be used.

Resident windows – Dan taking care of painting replacement window so that it matches all other windows.

Pole lights – Julie McFadden met with LG&E and found that our lights need updating (currently have 100 watt bulbs) – currently have 35 pole lights that will cost \$17.46 each to update and two other light that will cost \$13.27 to update, an additional three lights will cost \$20.33 per light to update. LG&E will repaint the posts for free. German Dillon motioned that we approve the funds for these lighting updates, Ed Yocum seconded the motion and the motion was passed without further comment.

Stumps still remain behind Yardley Ct.

Misty – has a shirt & jacket with the Kentucky Realty logo.

Maintenance Report

Replaced ground fault outlet in front of the Clubhouse

Replaced entry lights, bulbs were vandalized on both sides (South entry)

Ceiling fan switch and light switch separated in exercise room

Labeled switches so residents would know which is fan and which is light in the exercise room

Window entry panels replaced at front doors that were broken (plastic frames and glass) on entry doors at 8411 Ambrose, 8508 Ambrose, *310 Ambrose, 3801 Yardley, 8404 Ambrose, 3507 Lennox View

Picked up materials for soffit repair

Painted materials for soffit repair

Removed rotten wood on soffit front and rear

Replaced smoke alarms that shorted out in 3907

Replaced weather strip at 3808 Yardley

8411 Ambrose Ln. #103 replaced, finished and painted walls around water heater

3801 Yardley garage #132 replaced weather stripping; trim on garage door (walk in door)

Fixed and reinstalled sign at entrance to complex that was run over

8506 Ambrose Ln. #103 replaced and finished and painted water damaged drywall around bedroom windows

8401 Ambrose Lane cut out and replaced damaged drywall in first floor hallway from water line, installed trim boards and painted wall and trim.

8412 Ambrose #312 patched and repaired damaged ceilings in bedroom, living room and dining room and painted

Began soffit repair at 3501 and 3503 Lennox View

New Business

Self-igniter for clubhouse fire place – Dan Rapp getting information and costs – talked about self-igniter switch like a light switch.

Dan is obtaining brass tags for the meters

Weather stripping needed in door to outside from hallway at 3805

Outside bench needs painting – will probably need replacement in the spring

The meeting was closed at 8:35 p.m.

Submitted by

German Dillon
Secretary