

Windsor Gate Condominiums
Minutes 6-16-12

Present:

Ed Yocum - Vice President
Dan Rapp – Kentucky Realty
German Dillon – Secretary
Julie McFadden – President (by Conference Call)
Denise Waddle – Finance Committee
Leonard Frankrone – At Large

Absent:

OPEN MEETING

Comment made about a lady's rose bush taken out but one next door left in the ground

Hanging plants OK but not on support columns

Sprinklers do not reach plants (comment) – Dan Rapp addressed sprinkler problems

All soffit and gutter work will be completed by next Tuesday

Notices on board above mailboxes a good idea – how often are they collected?

Posts by front entrances rotting, not paying attention to them

Several comments that residents had not seen Kat in their building in weeks – 8508 Ambrose, buildings are a mess, hallways and car hallways not being cleaned

3907, 3911 – the golf cart is creating a path behind the buildings – the board told Kat to do this

One man made a speech about having compassion for residents, leave the plants for the elderly residents to enjoy –when Greenscapes put in plants they are dying because of neglect – brought in pictures

Bill Koshewa of 3911 Yardley Ct. appreciated the problem but 16 years ago there were no bushes in the back from the deck to the berm – he likes to have bushes in the back like we have in the front – had pine trees at one time but they were removed – wants uniformity with landscaping – Bill was told by Dan Rapp that the reason for this is that the sprinkler system does not cover that part of the property

One resident asked if the master deed and rules and regulations could be changed, he understood this was possible – The board explained that this was true up to a point, the rules and regulations can never supersede the master deed and that you need a 70% vote of all owners to change the master deed.

Mark from Greenscapes spoke – told those attending that the sprinklers had to be turned off for a period of time – not all the planting was complete – Tulip Poplars are going to be planted in the islands in front of the units

The flowering crabapple tree at 3907 is in bad shape

The street light at Yardley Ct. is not on a night – Ed Yocum stated that LG&E were working on the problem

One resident asked if we could change the timers on the sprinkling system – Dan Rapp replied that this would be an impossible task

A resident on Lennox View brought in a handful of roofing nails and a gutter nail she found lying on the ground – need better cleanup

CLOSED MEETING

Lorraine has only 3 pool keys left – the board approved 20 more starting at #380

June Minutes – Ed Yocum motioned that the minutes from the June board meeting be approved, Leonard seconded the motion and the motion was passed

Clubhouse – Seven rentals are scheduled for June, balance of \$6,934.52, expenditures for new clubhouse materials \$839.48, small spending money \$61.81

Financial report – Denise Waddell reviewed the financials for the previous month

Phone calls/emails/letter box

There have been complaints concerning Leonard's daughter's dog – 8506 #205 – only takes dog right out the door to relieve itself – dog frequently urinates on the walkway – Dan is sending a letter

Another dog – 8415 small black dog relieves itself in front of 8417 – Julie is going to see if she can determine to whom the dog belongs

8417 – the ramp stays wet – not standing water, seems like water is coming up from beneath, could be a stain

Betty French wanted to know if individuals could have their own yard sale at their expense – board agreed as long as it was in the garage or in their unit – can put up a sign the day of the sale only – can't keep the door open – can advertise as estate sale

Leonard's letter – taken care of

Mrs. Hile at 3909 reported having mice – all are reportedly gone now

Fran Ernspiker at 8404 #103 wants the carpet replaced and vents cleaned – a pipe froze in the wall and ruptured, causing a mold problem – told to get ServePro to come and do cleanup – Dan to get 2 bids on carpet work – Insurance company says they are not paying – ServePro going back and forth with these residents – Ernspikers says the insurance company says the work was done incorrectly – Ready Sewer did repairs – Ky Realty did dry wall repairs – ServePro agrees that work not done correctly – need notarized letter from ServePro – will probably get an attorney – Dan Rapp wants to get with the insurance company and Ready Sewer to see what problems are occurring

The light by the pool area is out – replacing all of the bulbs

Bids for painting meters – Dan Rapp has 3 bids: Jim Lee - \$6,350, Jarboe Painting - \$9,920, Ray Nilist - \$6,125 – German Dillon made a motion that we select Ray Nilist for the painting, Ed Yocum seconded the motion and the motion was passed – Dan Rapp to find out how soon they can begin

Fire place switch in clubhouse – nothing has been done to this point

Light switches in the bathrooms – can't be activated from the pool end, Dan Rapp will correct the problem

Street sign painting has been completed

New board member – the board can appoint a new board member to take over from Sallie Martin – Julie suggested Jeannie Tucker and she was approved

3501 Lennox View – water standing at end of ramp – if it is a low spot Dan Rapp will put in Quick Patch to level out

Kat went over on minutes on her cell phone – Dan to look into extending the number of minutes allowed

Entry name plates – Dan will look into this

Maintenance Report

3905 Yardley Ct. #206 – patched, repaired and retextured and painted nail pops and stress cracks on ceiling and walls in condo – also fixed bottom board on deck railing

Clubhouse – replaced, repaired and painted butter boards and soffits

Replacing, repairing and painting gutter boards and soffits on buildings; 3505, 3507 Lennox View – 8508, 8510 Ambrosse Lane – 8506, 8504 Ambrosse Lane – 8502, 8500 Ambrosse Lane – both front and back

Replaced light fixture and light on 3rd floor hallway between 310 and 312 at 8411 Ambrosse Lane

Replaced, repaired and painted butter boards and soffits on the front of buildings: 8410, 8408, and 8406 Ambrosse – 8404, 8402, 8400 Ambrosse – 8411, 8413 Ambrosse – 8415, 8417 Ambrosse – 3801, 3803 Yardley – 3805, 3807 Yardley – 3901, 3903, 3905 Yardley – 3907, 3909, 3911 Yardley

Re-anchored deck railing to building that had pulled loose at 8510 Ambrosse #208

Re-connected down spout that had pulled apart at 8506 Ambrosse #104

Re-installed and tested smoke detectors in hallways at 3909 Yardley – they would not shut off for Kat

Replaced battery in smoke detector in exercise room

Replaced light bulbs on first floor hallway at 3503 Lennox View between #102 & #104

When ground was too wet for lift, worked off ladders and replaced , repaired and painted gutter boards and soffits of back of garages and at 8400 Ambrosse, 8404 Ambrosse, 3801 Yardley, 3803 Yardley, 3805 Yardley, 3807 Yardley, 8410 Ambrosse, 8406 Ambrosse, 3905 Yardley, 3911 Yardley, 3901 Yardley, 3907 Yardley

Removed faded Ambrosse Lane and Yardley Court street signs behind Fifth Third Bank. Took to Fast Sign and ordered new ones. Picked up signs from Fast Signs and installed on post.

Replaced light fixture and light at the top of the staircase on 2nd floor of building 3905

Finished gutter boards and soffit work on buildings; 8406, 8408, 8410 Ambrosse – 8404, 8402, 8400 Ambrosse – 3801, 3803 Yardley

Replaced two flood lights in hallway of clubhouse outside restrooms

Finished gutter board and soffit work on buildings; 3805, 3807 Yardley – 3901, 2903, 2905 Yardley, 3907, 3911 Yardley

Have three buildings left to do gutter boards and soffits; 8401, Ambrosse – 8411, 8413 Ambrosse – 8415, 8417 Ambrosse

New Business

Joe Randall – ceiling falling down in the entrance 8410 – probably needs a new palladium window

Ed Yocum motioned and Leonard Frankrone seconded a motion that the meeting be adjourned, motion passed – meeting adjourned at 9:00 p.m.

Submitted by

German Dillon
Secretary