

Windsor Gate Condominiums
Board Meeting
Minutes 3-20-12

Present:

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

Absent:

Sallie Martin – Treasurer

OPEN MEETING

Letters to be sent out soon to owners concerning the April 17th annual meeting.

The breakfast was a big success with over 40 people attending

Landscaping on track – planning to finalize all adjustments this evening

The next meeting will be at the church for the annual meeting

Newsletter – reminder to pay assessment by June 30th – need to be mailed in separate from maintenance fee.

Jerry Royalty mentioned the Mrs. Vallentine passed away who lived at 8400 Ambrose unit 101

Screen repair is not quite completed, several not done yet – John Huang, Rachael, Michelle, all need work

Lorraine Aaron mentioned that the weather stripping had been fixed but that a part sticks out that could cut somebody's leg at the front door of 3501 Lennox

Norma Braver had a question about the gutters – seems some taking down off buildings and not others – looks bad

Jeanie Tucker mentioned that the lift we are using for gutter replacement is damaging some areas of turf – Greenscapes will do the repairs

Newsletter – someone is stealing the metal pins that hold the large doors to the dumpsters closed

3805 Yardley Ct. unit 206 – a letter will be sent, continuing nuisance to people in surrounding condo units, slams doors and windows, stomping on the floor (lives on second floor)

CLOSED MEETING

Clubhouse Report

The clubhouse had 6 rentals scheduled for March. The bank balance for the clubhouse is \$6,384.52. A balance of \$32.91 in small money.

February Minutes

The February minutes were read. Ed Yocum motioned that the February minutes be approved with change concerning the reporting of the gutters, Julie McFadden seconded the motion and the minutes were approved.

Financial Report

Denise Waddle reviewed the finances for the past month.

Phone calls/emails/letter box

LP tanks in the grill area need filling – Jerry Royalty will take care of this

A couple of chairs are in need of repair at the clubhouse – Dan Rapp will get Stevie to make the repairs

Denise Waddle has a splash guard that is sinking into the ground and needs to be lifted to ground level

Clubhouse cleaning in May – cleaning is completed twice a year – exercise room to be included – Ed Yocum made a motion that this work be completed, German Dillon seconded the motion and the motion was passed – an additional cost for cleaning the gym

Anna Spurgen – 3907 Yardley #102 – trees need to be trimmed outside her unit – free standing garages by her unit have spotted siding – Dan Rapp will inspect – Denise Waddle will call about the trees

The “No Outlet” sign looks nice, the boulder is in place

Entrance name tags – will be completed in April

Annual Meeting

The same people that are now on the board are the only entries – no additional resumes were mailed in

Landscaping

Denise Waddle is going to call about final prices; we do not have a cost for the other entrance or for the additional trees to be placed on the berm at the end of Yardley Ct. German made a motion that we proceed with the landscaping plan as long as the remaining prices are not out of line, Julie McFadden seconded the motion and the motion passed

Gazebo Roof

Will be completed within the next few weeks

Fireplace Starter

Dan Rapp has not had time to check on this but will follow up

Maintenance Report

8401 Ambrosse – Replaced latch bolt plate cover on edge of entry door – adjusted door closer

3911 Yardley #206 – Painted nail pop patches on ceiling

8404 Ambrosse – Reinstalled fallen downspout on back of building

8402 Ambrosse #102 – Installed downspout extensions on the end of two downspouts to keep water from washing out dirt around patio and foundation

Cleaned out dryer vents – 8400 Ambrosse #103, 8402 Ambrosse #101, #104, 8404 Ambrosse #101

8413 Ambrosse – Took down light fixture in garage hallway outside garage door 83. Removed burned out round florescent bulb and ballast. Installed new light socket in fixture and light bulb. Wired and hung fixture.

Picked up and installed new locking stake pin on dumpster gate in front of 3801 Yardley. Pin was missing and gate swinging open. Also at 8404 and 3907. Week later pins were stolen again. Making up wood latches and installed on dumpster bin gates.

3501 Lennox View – Replaced battery in smoke detector on 3rd floor hallway and replaced bad smoke detector on 1st floor storage room hallway

3501 Lennox View #104 – Repaired water damaged wall in den and painted

Made up, painted and installed "No Outlet" sign and post at the corner of Lennox View and Ambrosse Lane.

New Business

There was no further business and Ed Yocum motioned that the meeting be closed, Julie McFadden seconded the motion and the meeting was closed at 8:20 p.m.

Submitted by

German Dillon
Secretary