

Windsor Gate Condominiums
Minutes 5-15-12

Present:

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

Absent:

Sallie Martin, Treasurer

OPEN MEETING

Pool opening Saturday, May 26th – remember your pool tags – cost \$50 if lost.

New cleaning person on the grounds – Kathy – likes to be called Kat – she will be putting a maintenance sheet in each building above the mail boxes for residents to add items that she may miss, such as a light not working (she only works during the day so would not notice a burned out bulb)

June 30th the last day to pay your assessment

Breakfast is the second Saturday in June

The landscaping has begun

The guttering is well past the halfway mark – almost all soffits had to be replaced along with the gutters

8408 – entrance to building needs cleaning – Kat will be apprised of this

New name tags on the outside boxes and mailboxes needs to be completed

The lift being used for the guttering messed up the sprinkler system and this had to be repaired – unfortunately it left a large hole and black pipe and rags were left sticking out of the hole – needs sod or grass seed for repair. Dan addressed the issue and will get Greenscapes to make the repair.

Norma Braver noted that the new landscaping plan will/does have new weeds, the bushes are not being pruned properly, weeding is seriously lacking – the distance between building entrances can vary by as much as six feet and that to do the same type of planting everywhere will cause problems – the Nandina being planted will grow too tall.

Norma Braver also noted that it was grandfathered in that people could put plants in the mulched areas – Master Deed says this is not allowed and this is what we, as a board must follow.

Dan mentioned that for every lawn company we have hired, not everyone has ever been pleased.

The idea of a water truck to reach the areas not affected by the irrigation system was mentioned. Dan Rapp is going to look into the cost.

CLOSED MEETING

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

Clubhouse – report is the same as the previous month

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

Phone calls/emails/letter box

The road sign on Yardley Court need repainting – the sign behind the bank

The clubhouse was rented on Friday, Saturday and Sunday – On Sunday Julie McFadden received an email – people from party were throwing trash on top on the dumpster – Monday morning Julie received an email from Kat that the clubhouse was a mess – the connecting door handle to the Library and rest rooms was broken, restrooms were a mess, nothing cleaned, something was spilled on the counter – Silvia Johnson rented the facility – the vacuum cleaner was found in the top of the closet – the board agreed to bill her for the lock repair and she will not get back her deposit.

8410 #207 – replacement windows put in but need painting – Ralph Lynch will take care of this

8408 – another window problem that Ralph Lynch will take care of – new panes in entry doors need painting – Dan Rapp will take care of this problem
New wood latches on dumpster gates need painting

Air conditioner wires were cut on Watterson Trail – residents need to keep an eye out for this kind of vandalism

A resident planted peppers and tomatoes on the common ground – Julie McFadden talked to the resident and they have been removed

Benches need repairs – replacing a few and the concrete bench will be fixed

Tennis courts – nets in disrepair – Dan Rapp will look into this problem – the board agreed to add two new benches inside the court area – these will be secured down so that they can't be moved – One bench will be placed on each side on the court

It was decided that putting signs on the dumpsters would be a waste of money (private property – no dumping)

Meters – LG&E has to take care of the meters – rusting at base of meters is our problem – Dan is to get bids on the repairs

Kat received her new golf cart for cleaning the complex

Realtor lock boxes – some are being placed on the water spouts – they have to be placed around the posts – when seen, the realtor name is to be taken and notified

Water spouts are broken – plumber has been called

Kat has tagged several vehicles – calling Davis Towing to have one truck towed away

Storage hallways are once again getting filled up by residents – this need to be cleared

A bird bath was found at 3911 Yardley, #104 and must go – a letter is being sent out

8411 – has two satellite dishes, one attached to the railing – a letter is being sent to correct this problem

Reserve study update – Reserve Advisors will charge \$4,500 for an update – Reserve Data could do this and then meet with the board and go over the findings – Dan Rapp is going to obtain their price

Dan Rapp's contract for the coming years was approved by the board with minor changes

A new, larger rock is still to be added on Lennox View

New Business

There was no further business and Ed Yocum motioned that the meeting be closed, Leonard Falkrone seconded the motion and the meeting was closed at 8:25 p.m.

Submitted by

German Dillon
Secretary