

Windsor Gate Condominiums  
Minutes 10-16-12

**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**

New blinds have been put in the clubhouse – Plantation style blinds

The landscaping is complete – everything planted

Julie McFadden is going to combine the newsletter with the minutes for this month to see how it goes

A resident mentioned problems with rotting pillars – the same resident wanted to know if wreaths on doors and a small table decoration for the table under the stairs was allowed – pillars will be taken care of and the decorations mentioned are allowed

Radon testing was brought up again – owner's responsibility to test if they wish to do so

Plant at 8104 Ambrosse will be replaced

Dryer outlets are being cleaned now

We have a new fire marshal for the area – coming back tomorrow for second inspection

New renters in one building do not know the rules are regulations – needs to be put in newsletter information on where on the web to obtain these rules

A camera has been placed in the library hallway aimed at the entrance to the restrooms. The women's restroom has been vandalized four times

One resident mentioned that they did not like the new light fixtures (too bright?) – Dan Rapp explained that the new light fixtures are energy efficient and are going to be put in as the old ones go bad

Mickey will put Dan's phone number on the monthly notice put up in the hallways

### **CLOSED MEETING**

8408 Ambrosse – need to check where window was replaced to see if the wall has been repaired

### **October Minutes**

The October minutes were read. Ed Yocum motioned that the July minutes be approved, German Dillon seconded the motion and the minutes were approved.

### **Clubhouse Report**

The clubhouse has six rentals scheduled for October. The bank balance for the clubhouse is \$6,358.31 with small spending money of \$90.14.

One person canceled at the last minute – we need to keep the deposit in cases like this – we state 2 weeks in advance for payment – need to ask for the money at the time of the call – The board voted to raise the rental fee to \$75 and a \$100 refundable deposit starting January 1, 2013. Leonard Falkrone made the motion, Ed Yocum seconded the motion and the motion was passed.

### **Phone calls/emails/letter box**

Once again we have a problem with residents placing large boxes inside the dumpsters and not breaking them down. Some larger items have been left outside the dumpsters and Waste Management will not pick these up

8407 – sidewalk, 3 holes in the wake filled in, one is OK but others need filling – the board decided that we need bids from concrete companies to do the entire area – Dan Rapp suggested Kingsbury Concrete and is going to get bids – Julie McFadden wants to do a walkthrough first to determine the scope of the problem – Denise and Julie and going to do a walk through at 9am on Thursday

The board also decided to look into the cost for new corrals for the dumpsters

Allied Cleaning Solutions (Jeff Jones) did a walk through with Kat to see what was needed to resurface the floors – provided a list of what is needed and recommended that we use an outside contractor – Dan Rapp will get quotes – this will allow Kat to focus on the hallways

We have an electric issue with the entranceways – lights sometimes work – Hudson Electric looked at the problem and gave us a bid of \$1,490 – this would be more efficient lighting – Dan is getting clarification on the bid and obtaining more bids - Ed Yocum motioned that we hire Hudson Electric to fix the lighting problem, Jeannie Tucker seconded the motion – the motion passed the board

Dan Rapp is going to look into how soon the dumpsters are going to be replaced

Name plates – a resident volunteered but would like help doing this – Julie will have to check the name tags already printed for accuracy

A letter will be sent to Debra Meredith – she still has items in the common areas (plaques and wreaths in the hallway)

Greenscapes – work completed – to pay both invoices

The fireplace switch works well, needs to be mounted on the wall

Kat's hours – needs to be on-site 8 hours a day plus \_ hour for lunch and two 15 minute breaks – she comes in now from 7 am to 3:30 pm – the board decided to change her hours to 7:30 am until 4 pm

### **Financial Report**

We are facing a shortfall of about \$93,000 next year – leaves us with three options: (1) Increase maintenance fees, (2) have a small assessment similar to what we had last year or (3) lower the reserve amount

Next year we are looking at post replacements, parking lot repair (can't re-seal it again), deck and balcony work, hallway work in all the buildings (taking out all the wallpaper and painting all the hallways)

We will be getting multiple bids on all this work

The board decided to have a special assessment next year similar to what we had this past year, the board felt it unwise to lower the reserve and felt that raising the maintenance fees was untenable. Once again residents will have six months to pay the assessment in full.

### **Maintenance Report**

Checked and reset breakers on entrance lights at Yardley and Ambrose that had tripped

Replaced broken hardware on dumpster gate in front of 8402 Ambrose

Picked up supplies (light bulbs, floodlights, and 9 volt battery) from Home Depot. Replaced battery in smoke detector in exercise room and flood light on back of clubhouse

8401 Ambrosse #205 – replaced window screen

3501 Lennox View #208 – repaired drywall from hot-water heater leak in #312

8402 Ambrosse #103 – finished repairing bathroom ceiling from leak

3501 Lennox View #102 – sealed outside of bedroom window to keep it from leaking – replaced water damaged drywall around bedroom window – painted wall

Cleaned out dryer vents at 8510 Ambrosse #101, 8400 Ambrosse #102, #103

Changed out light bulb in clubhouse hallway

Sealed under threshold on back door at 8404 Ambrosse – bugs were getting in

Replaced missing dryer vent screen at 8500 Ambrosse #101

Fixed door-closer at 3907 Yardley so door could be propped open when needed

Rebuilt both columns on entryway at 3911 Yardley that were rotten and painted columns

Replaced and painted plastic glass trim on entry door at 8502 Ambrosse

Checked and remarked all electric meters with unit numbers

Replacing smoke detectors that fire department wanted replaced

Replacing bad light bulbs in emergency lights

Replaced bad emergency light fixture 1<sup>st</sup> floor at 8500 Ambrosse

3507 Lennox View – sprung entry door so it would be straight with doorstep – inserted weather stripping on door jamb

### **New Business**

Ed Yocum wanted to know if it were possible to build any more garages on the property – no more room

Ed Yocum motioned that the meeting come to an end, German Dillon seconded the motion and the meeting adjourned at 8:50 pm

Submitted by

German Dillon  
Secretary