

Windsor Gate Condominiums  
Minutes 1-15-13

**Present:**

Ed Yocum - Vice President  
Dan Rapp – Kentucky Realty  
German Dillon – Secretary  
Julie McFadden – President  
Leonard Frankrone – At Large  
Jeanie Tucker - Treasurer

**Absent:**

Denise Waddle – Finance Committee

**OPEN MEETING**

Rental for clubhouse has increased from \$50 to \$75 – no change in deposit fee

Breakfast coming up

Hallways to all be redone in the next few weeks – there was some chatter about color and paint quality

Water heater leakage problems – can purchase a water leak alarm at Lowes, Home Depot for about \$11 – David Ganew won one at the meeting. Have to purchase a battery then put in a place close to where a leak could occur – alarm sounds if there is a leak detected

Concrete work approved by the board – Julie McFadden went around with the contractor to make sure everything is marked – will get started as weather permits

Norma Braver – had a question about paving – will be done in phases – also obtained information from the Department of Agriculture concerning the care of lawns, trees and landscaping to pass on to our landscaper – also mentioned people placing things on balconies

Alice Borland – wanted to know when the website would be updated – German to get information to Sallie – wanted to know if everyone gets a copy of the budget – was told to contact Denise to obtain a copy

David Ganew asked about appropriate insurance for the condo units – wants to know if we could have a hand-out with this information and put it in the newsletter – Dan explained what type of insurance is necessary

Lana Romanov – complained about Kat – hallways filthy – cleaning stuff Kat uses leaves a residue which makes the tiles slippery – why aren't the hallways cleaned on a weekly basis? – Spider webs, ashtray full, cigarette butts in the drive – Julie explained that Kat is in each building every other week

Bill Kosewa at 3911 Yardley Ct. stated that the hallways looked really nice

## **CLOSED MEETING**

### **November Minutes**

The November minutes were read. Ed Yocum motioned that the November minutes be approved, Jeanie Tucker seconded the motion and the minutes were approved.

### **Clubhouse Report**

The clubhouse has 12 rentals in December and six scheduled for January. The bank balance for the clubhouse is \$4,079.22 with small spending money of \$66.85.

### **Financial Report**

Denise Waddle was not present at the meeting so no financial report was provided

### **Breakfast**

Breakfast is scheduled for February 9 – approved by the board

### **Waste Management**

Not picking up as they should – missed a dumpster again then came and picked it up and made sure to bang it around and make a lot of noise – Dan will call about this

### **Sign in Clubhouse Restrooms**

Someone put up a sign saying to leave the light on all the time – the sign was taken down

### **Interior Hallways**

Dan Rapp showed the chair railing – Jeanie Tucker said we should get advice on colors from Porter Paints – free service – Ed Yocum motioned that we use Rapp & Associates to put up the chair railing with the agreement that it would all be done before the painting begins – must be in writing – Leonard Frankrone seconded the motion and the motion was approved by the board

## **Audit**

Dan Rapp asked that we approved the same people as did the audit last year – approved by the board – this includes \$4,000 for an updated reserve study – Julie signed off on this – CPA firms request this type of data

8404 Ambrose – had to take out a tree due to a citation

## **Concrete Work**

Ken Sims of Kingsbury Concrete will give ample notice before starting – will put up safety barriers

Pavement work is our hold until warmer weather

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

Sheri Edwards – realtor – 8417 noted that our plans state a 1900 date for construction of the building – been amended

Julie Hottel's email – Julie is going to meet with her – issues about Kat – really upset with management that things not getting done in a timely manner – concern about drainage hold on property, one not covered – has been repaired

Mr. Reber – upset about assessment – maintenance fees should take care of everything – wants to know where the money is going – accusing us of taking money

3507 letter – someone using drugs (marijuana) – contacted police – nothing happened – doesn't know what unit – was told to continue to contact police

8417 – for sale sign in window – realtor was called and will take the sign down

Account for assessment payment – taken care of

3503 Lennox View – water in hallway – Stevie knows about this – hallway to the garage

8508 – reports of water in hallway – 1<sup>st</sup> unit on left – between door and door to garage – no one living there, children own the unit – don't know where water is coming from

Rick Thomas email – people leaving garbage around dumpsters when full, Ed Yocum cleaned this up – people need to flip up the top lid to put in more trash – Dan Rapp to get costs for metal signs for this purpose

Sabrina Sebastian – request for money approved

8411 – Units 312, 310 leaving shoes outside door in hallways – Dan Rapp to send a letter

8417 – Fire extinguisher stolen – costs \$59 to replace – 9 extinguishers on the property are without glass and costs about \$12 to replace – Ed Yocum motioned that Dan Rapp take care of this – German Dillon seconded the motion and the board approved the glass replacement

Dan Rapp showed composite material for use in the base replacements on the columns at the units – this material has a lifetime warranty – Trex – can use on the decks – Dan is getting pricing

### **Management Report**

Marking all electric meters with correct unit numbers

Replacing old smoke detectors pointed out by Fire Department inspection

Replacing bad light bulbs in emergency lights

Replaced bad emergency light fixture at 8500 Ambrosse

Removing objects out of hallways of all building from inspection

3507 Lennox View – straighten entry door so it would be in line with door jamb and installed weather stripping

Mounted control switch for fire place to wall in clubhouse

8504 Ambrosse – fixed emergency light fixture on first floor hallway

8408 Ambrosse – patching, primed, and painted walls on 2<sup>nd</sup> floor hallway damaged when new windows were put in

Clubhouse – installed air freshener dispensers 1 in men's restroom, 1 in women's restroom and 2 in exercise room

Fixed broken bracket holding flag to rope on flag pole

Replaced broken globe on light fixture in garage hallway at 8413 Ambrosse

3505 Lennox View #102 – replaced rotten patio column base trim and painted

Picked up old mattress laying outside garage door #155 on 3901 Yardley and put in dumpster

Checked Windsor Gate's vacuum extension cord – picked up new extension cord from Home Depot

8500 Ambrosse #103 – rescreened patio door screen and bedroom window screen

Fixed first floor electric outlet at 8500 Ambrosse

Replaced first floor electric outlet at 8410 Ambrosse

Replaced bad light bulb at back door on 8502 Ambrosse

Put two coats of paint on Radon vent pipes at 3903 Yardley units 101 and 103

Adjusted back door on building 8510 Ambrosse so it is straight with jamb and seals to weather stripping

Replaced light fixture and light on first floor hallway between units 102 and 104 at 8510 Ambrosse

3507 Lennox View – repaired water damaged ceiling and walls in 3<sup>rd</sup> floor storage room - retextured hallway ceiling, panted ceiling and walls, hung new light fixture

3903 Yardley #101 – repaired drywall on bedroom wall around window from leak

Clubhouse – patched and painted wall above bar

Exchanged empty propane tanks for grills

Replaced broken globe on light fixture in garage hallway at 3507 Lennox View

Fixed garage hallway outlet and replaced broken wall plate for outlet at 8401 Ambrosse

Removed, reset and reinstalled all smoke detectors at 3907 Yardley #102, owner was out of town and detectors were going off

3903 Yardley #101 – replaced water damaged drywall in bedroom ceiling and wall from plumbing leak, killed stains and repainted

Adjusted spot light on back of clubhouse so it would not shine in windows at 8415 Ambrosse

Installed kick down door storm on entry door at 8410 Ambrosse and replaced bad florescent lights in storage room hallway

Reinstalled falling light fixture on 2<sup>nd</sup> floor hallway at 8406 Ambrosse and replaced broken globe

Fixed ceiling fan in exercise room

Replaced smoke detector on 3<sup>rd</sup> floor hallway at 8506 Ambrosse

Removed light bulbs out of spot lights on front to clubhouse so it wouldn't effect Christmas lights from coming on

Replaced electric strike on door jamb on entry door at 3505 Lennox View

Repaired and painted garage hallway ceiling at 3911 Yardley

Removed heat registers and exhaust vent from exercise room ceiling so Kat could clean them and then reinstalled them

Reinstalled door sweeps of front door and back door of clubhouse that were coming off

3801 Yardley – replaced old light fixtures in hallways and repaired damaged drywall ceiling and walls in storage room hallway on 3<sup>rd</sup> floor and repainted

3807 Yardley – installed new kick down door stop on entry door

8401 Ambrosse #103 – replaced torn window screens

3801 Yardley – reinstalled loose carpet – tucked carpet under threshold at unit #103 doorway and under base boards in hallway

Unclogged down spouts and sealed down spouts seams at top on down spout that was leaking

Took 8 bags of ice melt to maintenance garage from shop for Kat

Replaced light fixture and bulb in hallway between main hallway and garage hallway that was damaged from water leak

8417 Ambrosse #102 – replaced battery in smoke detector located in storage room hallway

Replaced light bulb on front porch at 3803 Yardley – Kat could not get globe off to replace bulb

8401 Ambrosse – replaced 4' florescent bulbs in first floor storage room hallway

3801 Yardley – picked up timer switches from Home Depot – replaced switches on 2<sup>nd</sup> and 3<sup>rd</sup> floor storage room hallways

Walked complex and made list of cleanout caps that were busted and missing, picked up caps from Home Depot and Masters Supply – replaced cleanout caps and plugs

8510 Ambrosse – adjusted door and weather stripping on front and back doors, closing up air gaps

Checked and replaced florescent bulbs in first floor storage hallway at 8401 Ambrosse

### **New Business**

No new business

Jeanie Tucker motioned that the meeting be closed, German Dillon seconded the motion and the motion was passed at 8:30 p.m.

Submitted by

German Dillon  
Secretary