

Minutes 1-16-2018

**Present:**

German Dillon – Secretary/Treasurer  
Bradford Unroe – President  
Mary Ann Pruden – At Large  
Devon Mitchell – Vice President –Remote Call In  
Phyllis Johnson  
Dan Rapp – Kentucky Realty

**Absent:**

**Open Meeting**

Resident wanted to know what rules were for snow removal – 4 inches – wanted to know if it could be changed to 2 inches

Garage door had damage – someone tried to pry it open

8415 # 104 – cars rummaged through – told to keep doors locked on cars – wanted to know about possibility of cameras in parking areas

8417 #104 – excessive noise coming from unit #312 – letter to be sent

**Closed Meeting**

Social committee report – painting party had good turnout – February having chili cook off – breakfast scheduled for March

**Minutes** – The November minutes were reviewed and passed by the board

**Financials** – reviewed with more payments coming in – check received from Clements to bring back payments up to date – Mary Ann Pruden reviewed leasing audit reports

Grill patio area – waiting for warmer weather to start project

Email for Windsor Gate – on web site

Pool hours – 8 am to 11 pm approved by board (motion made by Devon Mitchell, seconded by German Dillon) – new signage approved with pool rules for sign up for new passes

Bathrooms in clubhouse – changing benches approved along with baby changing stations – work to begin on re-tiling and painting – lights over stalls in women's restroom – coat rack in exercise room

Parking lot numbers fading – will be taken care of this spring

Annual plants – will be ordered next month

3507 – Dumpster fencing needs to be raised where larger dumpster was installed

3501 Lennox View #205 – dancing on treadmill – sending letter with threat of fine – have on video

3905 – Lots of dog poop

Ed Hardesty, flowers sent to funeral home – Mary Ann Pruden motioned that we not send flowers for every death of a resident unless board member – motion passed

Councilman Cramer wishes to speak at meeting – board agreed to May meeting for this

### **Maintenance Report**

Finished first floor hallway wall repairs at 811 Ambrosse outside of unit #104 – painting bottom half of wall below chair rail and painted base boards

Replacing light bulbs in hallway light fixtures at 8404, 8400, 8502, 8508 Ambrosse and 3901 Yardley

Cleaned out dryer vents screens at 8413 Ambrosse #103 and 8415 Ambrosse #205

Installed tightening screws in garage hallway light fixtures at 8508 and 8508 Ambrosse

Primed 9 lite plastic glass grid on entry door at 8411 Ambrosse

Picked up TV that was left outside of dumpster at 8417 Ambrosse, put TV inside dumpster

Cut out damaged drywall ceiling and wall in entry hallway at 8404 Ambrosse – found water trail under roof valley and flashing, called Epic

Replaced broken dryer exhaust vent and bathroom exhaust vent of front of building 8413 Ambrosse #101 with new dual door no pest vents

Checked damaged ceiling at 8408 Ambrosse #206 for mold – found no mold will schedule day to make repairs

Patching and painting walls and trim in clubhouse

Replaced light bulbs in hallway light fixtures at 3909, 3905 Yardley and 3507 Lennox View

Cleaned bird droppings off wall under window at 3901 Yardley

Replaced damaged siding and trim board around patio at 8510 Ambrosse #104

Replacing light bulbs in clubhouse with new LED light bulbs

Adjusted electric strike, door closer, and latch bolt on entry door at 3505 Lennox View

Installed tightening screws in garage hallway light fixtures at 8410 Ambrosse and 3507 Lennox View

Hauled Christmas decorations from clubhouse to maintenance garage

Removed garbage piled in front of dumpster at 8408 Ambrosse and spread it to other dumpsters

Replaced broken drier vent and bathroom exhaust vent at 8411 Ambrosse #208

Found hole in foundation behind 8411 Ambrosse #104, filled in hole with foam insulation

Cleaned out drier vent pipe at 3907 Yardley #206

Replaced damaged section of carpet in clubhouse

Cleaned out gutters at 3907 Yardley

Installed tightening screws in garage hallway light fixtures at 3803 Yardley

Replacing light bulbs in hallway light fixtures at 3801, 3903, 3503, 3805, 8500

Replacing light bulbs in outside garage light fixtures at 8413 Ambrosse

Checked wet carpet in first floor hallway at 8402 Ambrosse – found washing machine valves in #101 leaking – owner to fix – extracted water out of hallway carpet

Cleaned out dryer vent screen at 8500 Ambrosse #101

Replaced light bulbs in hallway light fixtures at 8411 and 8508 Ambrosse

Cleaned out dryer vent screens at 8408 Ambrosse #101 and #103

Cleaned out gutters at 3911 and 3908 Yardley and cleaned out gutters at 3907 for the 2<sup>nd</sup> time

Checked and adjusted door closer and door stop on entry door at 3805 Yardley

Changed light bulbs and repaired broken wood window blinds in clubhouse

Checked bathroom ceiling for moisture at 8411 Ambrosse unit #206 – cut out wet ceiling – ran water in tube of unit #310 – found water dripping from around drain line – called Ready Sewer – cleaned up

Installed tightening screws in garage hallway light fixtures at 8506 Ambrosse

Replacing light bulbs in hallway light fixtures at 8401, 8402 Ambrosse

Replacing light bulbs in hallway light fixture at 8400 Ambrosse and in outside garage light fixture on garage #99

Extracting water up off 1<sup>st</sup> floor hallway carpet at 8402 Ambrosse again – told Mr. Moore in unit #101 to turn off washing machine valves again until he can get them fixed – picked up air mover from Home Depot – set air mover in hallway to dry out carpet

Removed bent locking rod on dumpster bin gate in front of 8411 Ambrosse – straightened and reinstalled rod on gate so gate will lock in place

Replacing light bulbs in hallway light fixtures in clubhouse and replaced light bulbs in spot lights around outside entrance to exercise room

Reinstalled cable on roller pulley on exercise equipment that came off roller

Checked leak in kitchen and living room ceiling at 8415 Ambrosse #206 – found leaking valve under kitchen sink in unit #310 – shut valve off

Picked up supplies from Home Depot and patched hole in garbage disposal in clubhouse

Built shelves in hallway closet at clubhouse for computer and camera equipment

Adjusted entry door closer at 8415 Ambrosse and 3903 Yardley

Replaced bad spot light fixtures at Yardley entrance

Working of men's restroom at clubhouse – taking down wallpaper

Installing tightening screws in garage hallway light fixtures at 8400, 8500, 3801

Replacing light bulbs in hallway light fixtures at 8411, 8413, 8500

Adjusted entry door closer at 8400 Ambrosse

**Meeting Adjourned**

The meeting was adjourned at 9:20 p.m.