

October Minutes

Windsor Gate Condominiums
Minutes 10-17-2017

Present:

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

Absent:

Open Meeting

Resident mentioned moss or algae on outside of buildings – Dan Rapp stated they will be pressure washed

8411 #102 – corner piece knocked off in hallway

Tennis lights not working correctly in evening – have to replace lights – will check timer, should be on at 6 p.m. and off at 10 p.m.

8415 – Resident complained about carpeting and also painting on stairway risers

Resident recommended letting residents have a say in colour scheme next time hallway painting takes place

Dan Rapp reported on security cameras for residents – talked about both the good and bad aspects – cost residents about \$200 for device

8408 #104 – windows fogging up, residents' responsibility to replace – also water dripping down from second floor on outside of building – Stevie will take a look at this

Closed Meeting

Social committee report – 51 attendees at breakfast – holiday pot luck dinner being planned for Dec. 2nd 6 p.m.

Interstate Security – Ralph Hawkins made a presentation for a security system for the pool, tennis court and exercise room. We would have better control of who has access and can block residents who are behind on payments from using these facilities – German Dillon motioned that we purchase this system and have Interstate Security install it, Mary Ann Pruden seconded the motion and the motion was passed. Cost for installation is \$8,829.00. Information to be included in newsletter.

Minutes – The September minutes were reviewed and passed by the board

Financials – September reviewed and passed by the board – Board voted to combine the accounts for Windsor Gate I and Windsor Gate II for accounting ease at the first of the year – board reviewed budget for 2018, projected shortfall of \$35,000 – board voted for assessment, same as last year which will allow for some capital projects

Leasing Audit Reports – Olga Itkin has not yet replied for request for information concerning her renter – sending letter with fine of \$100

Shrub replacement – completed

Irrigation – will be shut down in two weeks for the winter

Club house rental – need to find out from Kat what changes she wants in the lease agreement

3507 – Carpet removed from patio

Changing and updating names on entry doors and mailboxes – Kat needs to be called by resident to make these changes – put in newsletter

Board received a response from our lawyer concerning the purchase by the board of foreclosed units – not approved as a board expenditure

3903 Yardley #311 – report of too many people residing in the unit

Dryer vents – starting again on cleaning

Lien letters are being sent to owners with delinquent accounts stating that if not paid a lien will be placed on the property

Mary Ann Pruden wants a letter sent to Board of Realtors that Windsor Gate will be sticking to the rules and regulations – idea being forwarded to our lawyer for comment

Ed Hardesty moving into Bradford Unroe's building – Bradford to see if he would like to run for a board position

Trees need replacing – getting quote

Graffiti spotted on fence by Valero – will be looked at and Dan Rapp says can be removed

Maintenance Report

Replaced broken locks on maintenance garage overhead door and hallway door

Replacing light bulbs in hallway light fixtures at 3505, and 3507 Lennox View

Sanded, caulked, and repainted top railing board on deck at 3503 Lennox View #205

Cut out molded, damaged walls in closet and bedroom from outside spicket leak, dried out, treated studs, hung new drywall and taped joints, applied first coat of drywall compound

Removed stuff out of storage closets #2 and #3 at 8413 Ambrosse and checked for mold. Could not get into closets #1 or #4 yet

Installing yellow tags on main shut off valves in all buildings

Adjusted back door closer at 8400 Ambrosse so door will close and lock

Cleaned out dryer screens at 8408 Ambrosse #103, 3909 Yardley #103, 3905 Yardley #101, 3903 Yardley #101

Replacing light bulbs in hallway light fixtures at 8400, 8404 Ambrosse and 3807, 3909, 3911 Yardley

Replacing water and mold damaged drywall in closet and bedroom walls at 8404 Ambrosse #102, finished out walls and primed

Installed tightening bolts in all 5 garage hallway light fixtures at 3501 Lennox View

Ben went through complex and checked and cleaned out all dryer vent screens

Replaced numbers on garage doors at 3907 Yardley

Replaced light bulbs in hallway light fixtures at 3501 Lennox View and 8406 Ambrosse

Put tape over crack in new window at 3805 Yardley

Hauled off wood pallet that was left on property next to 8401 Ambrosse

Ben went through complex and cleaned out all front porch light fixture globes

Repaired damaged utility room ceiling at 8410 Ambrosse #102

Reinstalled top of street light on Yardley Court that had gotten blown off

Replacing light bulbs in hallway light fixtures at 3909 Yardley

Installed shelves in exercise room closet for social committee

Replacing light bulbs in hallway light fixtures at 8408 and 8411 Ambrosse

Meeting Adjourned

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