

The Pines Condominiums
Minutes
June 14, 2017

President: Ian Schuler	<input checked="" type="checkbox"/>	Treasurer: Joe Russo	<input checked="" type="checkbox"/>
Vice President: Carl Buckman	<input type="checkbox"/>	Member at Large: Julia Johnson	<input checked="" type="checkbox"/>
Secretary: Rachel King	<input type="checkbox"/>	Property Management: Bill Haley	<input type="checkbox"/>

Meeting called to order at 7:05 pm. There were 10 owners present.

Ian updated the owners present about some current activities including the flower planting that we did on 05/20/17. This will be an annual event. We have a new speed limit sign. The board is discussing changing our garbage pick up service and we will be getting 3 pickups a week to help reduce the number of times that we get fined.

Joe presented the financial report.

Owners concerns: One owner asked for clarification about Alliance Bank. Ian explained that it is a bank used by many condominium associations to collect money. KY Reality Company is our property management company. Another owner reported that the door in the vestibule of Bldg 4 will not shut properly. It has to be pushed shut. Ian said he would contact KY Reality. One owner reported that her key to the pool and clubhouse wasn't working all the time. Ian advised her to go to the KY Reality office because she probably has a bad key. Another owner asked about the community water shut off valves. Ian advised him that it would cost too much at this time to dig up the concrete to access the shut off valves.

Owners were dismissed at 7:30 pm. One owner stayed behind to ask a question about a fine.

The Board went into executive session at 7:35 pm. We reviewed the financial report including outstanding owners with fines.

Meeting dates: Meeting on the first Monday of the month isn't working because we can't get the financial reports in time for the treasurer to review. We want to meet during the second week of the month and Tuesday appears to be the best day for everyone to meet including Bill. Next proposed meeting would be the 2nd Tuesday of the month at 6:30 pm after checking with the absent board members.

Garage Pickup: Our current contact is with Waste Management and they require a 90 to 180 day notice if we decide not to renew the contract. Joe reviewed the numbers and Julia moved that we cancel the contract with Waste Management and contract with Republic. Joe seconded the motion and Ian concurred. Motion passed unanimously.

Window cleaning: Joe proposed that we get 3 quotes. Techicare and Fish are two possibilities and he will also search for another company. Once we choose a company, owners would be given the opportunity to contract to have their personal windows washed by the same company.

Grill: The wheel on the grill was broken by the lawn company. Bill has promised that he will get it fixed. Ian suggested that we move forward with putting in a concrete pad with an eyelet bolt for the grill to be secured. Julia moved that we move forward with this plan. Joe seconded the motion and Ian concurred. Motion passed unanimously.

Quarterly Community event: The board members agreed that we should have a cook out in July. We would have burgers, hot dogs, chips and drinks. Proposed date is Saturday, July 22nd at 5:00 pm.

Pool gate sign: Ian proposed that we get sign for the pool gate reminding people to keep it closed. Some people have been propping it open and this presents a liability issue for the community. The pool was inspected by the Health Department and we passed with a 95. The report indicated that we need to store the dangerous pool chemicals in a locked foot locker outside of the pool room. Joe said he would look in a couple of places to find an appropriate container (Costco, Target, Walmart).

Website: Joe indicated that the website needs to be updated in several areas. He will contact Bill to get the website information so he can make the needed changes himself.

Meeting adjourned at 9:00 pm