

The Pines Condominiums

Minutes- August 6, 2019

Meeting called to order by Julia at 6:33 p.m.

Board Members present:

President: Julia Johnson	<input checked="" type="checkbox"/>	Treasurer: Maurice Hardy	<input checked="" type="checkbox"/>
Vice President: Sharon Colvin	<input checked="" type="checkbox"/>	Member at Large: Carl Buckman	<input type="checkbox"/>
Secretary: Ramona Pitts	<input checked="" type="checkbox"/>	Property Management: Bill Haley	<input checked="" type="checkbox"/>

Old Business

- The minutes from July 9, 2019 were approved by the committee.

New Business

- Robin Metcalf and Cheryl Payton was our guest at the meeting.
- **Financials**

Bill Haley passed out the financials outlined on the 07/01/2019 to 7/31/2019 report and the board accepted the report. Questions were asked about how to read the budget sheet. Maurice agreed to explain the codes to the new board members. Julie will make a copy of the contract of Bill Haley and Kentucky Realty for the new board members.
- **Scheduled Budget Meeting**
 - The board will be looking at the budget for next year. We will be compiling a list of potential upgrades. It was determined to get more estimates for the water shut off valves and that this issue will be discussed later pending other estimates.
- **Committee Reports-** We will put out a notice to see if anyone is interested in volunteering for any of the committees. They can send their names through the Gmail account as well.

- **Landscaping Committee**- the committee discussed tree removal, fertilization, the ivy problems, and the use of water timers. An estimate was given for another landscaping company. It was recommended to get another estimate of another company so we could compare the companies.
- **Pool Committee**- It was determined that the lights in the pool are not working. It is on the list to look at in the spring of 2020. We are currently looking for cushions for the pool chairs.
- **Social Committee**- Volunteers are needed. Some owners have expressed that they may be interested in having a BONCO night. We will try to start in August or September before the pool closes.
- **New Committee- MASTER DEED COMMITTEE-**
Several owners attended the scheduled meeting in July. This committee will discuss parts of the master deed and it was determined to make changes to the deed. The next steps will include contacting an attorney and writing the changes discussed at the meeting. Julia will be giving us an updated on this information.
- **Purging and cleaning the Clubhouse-** We want to say *Thank you* to all who helped with purging and cleaning the Clubhouse.
- **Cleaning buildings** – The cleaning service has begun cleaning the buildings. If you have any concerns about the cleaning, please send them to the Gmail account. This cleaning company will be on a 90-day trial. It was not determined the cost for the deep cleaning services.
- **Notices on personal items in common areas and other rule violations-**
Committee members will do a walk through and see which units are not in compliance. **Please Note** -Letters will be sent to owners if you are not in compliance.
Please see the minutes from the last meeting concerning the Use and Upkeep of Common Areas. A Written notice will be posted. The rules will be enforced, and the following notices will be given:
 - 1st Warning – this includes a notice for you to act.
 - 2nd Warning – If failure to clean the area, Bill Haley (Property Manager) will contact the owner.
 - 3rd Warning – If the owner fails to respond, then a fine will be determined.
- **Update on Building 6 flooring** – The company will begin on the week of August 19 to upgrade the flooring in the building. Notices to the residents will be posted.

- **Downspouts and gutters** – Bill Haley will be checking on the downspouts and the gutters for each building. It was decided that the smashed downspouts at the carports will be replaced.

The next meeting will be the Homeowners' Meeting. All owners are encouraged to attend.

Homeowners' Meeting

When: Tuesday September 10,2019

Where: The Clubhouse

Time: 6:30

The meeting was adjourned at 8:55 p.m.

Just a Reminder

Board & Property Management Contact- Please take a moment to read the sign that has been added to the bulletin board outlining protocol for contacting the Association Board Members, and Kentucky Realty.

