

The Pines Condominiums

Board Minutes (October 8, 2019)

Meeting called to order by Julia at 6:30p.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	X
Secretary: Ramona Pitts (absent)		Property Management: Bill Haley	<input checked="" type="checkbox"/>

Old Business

- The minutes from the September 10, 2019 were approved by the committee.

New Business

Presentation by Mr. Pogue with Plumbing & Sewer Solutions

- Mr. Pogue presented to the Board information on purchase, installation and upkeep for Back Flow Valve. Cost would be \$13,100.00 and take 3 days to complete. Water would be shut off for a few hours one day only, for completion. Money would come from our emergency fund and not out of our budget. We need to find ways to replace the money.

Financials

- Invoices exceeded available cash flow, so money was moved from Reserve Capital Improvement Funds to pay.

Committee Reports

- Our **The Pines Community Fall Festival**, chili/soup cookoff and game night is scheduled for **Thursday, October 24 from 5-8pm.**
- *Committee meeting* is Monday, October 21st at 6 p.m. to discuss final details.

Budget

- Bill Haley indicated that Landscape is our biggest expense. The Board is looking to find ways to reduce expenses.

Board communication and FB page.

- Julia will reach out to Lanette DeKemper Ciresi regarding her concerns over the Pines Facebook page and the need to have a board member as an administrator.

Response to Petition:

- Julia is going to speak to Bill Haley about it more, but plans to draft a letter to send to all owners.

Cleaning Update:

- They bill us at \$30/hr, not to exceed \$975 per month. Bill will let us know what particular days each building will be cleaned. We are searching for solutions for cleaning building 1, 2 and 3 floors. The dirt is deep and out of the scope of work for regular cleaners.

Rule Violation Letters

- Bill will continue to send out letters to owners regarding rule violations.

Carport gutters

- Bill is going to check on replacement of smashed downspouts on carports.

Renters fee Increase

- The board voted to increase renter fees from \$50 to \$100 beginning January 1, 2020

Pothole repair:

- Less than \$200

Landscaping Bids:

- Bill Haley presented landscaping bids for our 2020 budget. Sharon Colvin requested opportunity to seek bid to present at the November meeting.

Other

- The board is considering purchasing a storage shed to store our pool furniture as the present shed is getting too full. Bill Haley will provide prices.

Don't forget!



The Pines Community Fall Festival



Thursday, October 24, 2019

Time: 5pm - 8pm

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.

