

# The Pines Condominiums

## Homeowner's Minutes

September 10, 2019

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

### Board Members present:

- **President:** Julia Johnson
- **Vice President:** Sharon Colvin
- **Secretary:** Ramona Pitts
- **Treasurer:** Maurice Hardy
- **Member at Large:** Carl Buckman
- **Property Management:** Bill Haley(Kentucky Realty)

**Number of Owners in attendance :** \_\_ . The owners attended where individual owners and their concerns were discussed.

### Financials

- ❖ The Maurice Hardy opened the discussion and explained the Budget Comparison Standard Code sheet from 08/31/2019. There were not enough copies of the sheet at the meeting. If you need to see a copy of the report, check the information board in your building.
- ❖ Questions were asked about the financial reports. The following were discussed:
  - **What does the codes mean on the report?**
    - Answer: Bill Haley(Property manager) explained the line item of codes, current monthly budget in each category, columns, and the actual and budgeted amount from the report.
  - **Can you explain the Maintenance fees and how does this affect the Pines Landscaping?**
    - Bill Haley explained the budgeted money in Repairs and Maintenance category. He explained the concerns and how KY Realty improve the landscape in the future.
    - Many were not pleased with the landscape. The concerns will be discussed at the board meeting.
  - **What are the steps to reporting a maintenance issue?**
    - You can call Kentucky Realty(502-473-7269),or for emergency related issues (502) 473-0003
    - go to the gmail webpage: [thepines40218@gmail.com](mailto:thepines40218@gmail.com)

- ❖ Maurice Haley explained that the water bill was high due to a water leak on the financial report (last line page 3). It was determined by the Water Company that our account will be credited.

### **Committee Updates**

- ❖ Pool-
  - The Pool is currently closed. There were some concerns about things that need to be done at the pool. A meeting will be scheduled at another time.
- ❖ Social
  - A sign up sheet was passed out for anyone who was interested in helping with this committee. Possible activities included meet and greet, and Bonco. Look for upcoming dates and times for a committee meeting on the board in your building.

### **Budget Information**

- ❖ The board will be working on the budget for the new year of 2020. There will possibly be an increase in the maintenance. This includes improving the Landscaping, water, taxes, etc. It has not been determined as to how much, but the board will look at the budget closely to help with low costs. More information at a later time.

### **Feedback on cleaning company**

- ❖ Many concerns and suggestions were addressed about the current cleaning service. It appears that some buildings have more of a problem than others. We will continue to monitor the current cleaning company. 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. Remember, this is our community. Please do your part to help keep our community clean and beautiful.

### **Other Concerns about the community**

- ❖ downspouts, gutters and drainage pipes- the board will continue to repair and fix the issues.

- ❖ Air conditioner lines- Bill discussed the importance of pouring bleach into your AC drain to prevent blockage.
- ❖ Dryer Vents- Please make sure that you have your dryer vent cleaned. The vents that are located in the front of the building have bugs, bee's nest, and other stuff in them. The board will send out some resources of people who will clean your dryer vent in your condo. Bill Haley will see if the maintenance company will address the vents in front of the building.
- ❖ Condo Rules- Some people are not sure of what the rules are at the Pines. Your agent should have provided you with a copy of the rules during at closing. Please go to the website for more information.
- ❖ Security Codes- If you need your code change or programed, please contact Julia Johnson or Kentucky Realty.
- ❖ **Notices on personal items in common areas and other rule violations-** a walk was completed and some units were not in compliance. **Please Note -Letters will be mailed to owners if you are not in compliance.** Please see the minutes from the June meeting minutes concerning the Use and Upkeep of Common Areas. A Written notice was posted. The rules will be enforced, and the following notices will be given:
  - 1<sup>st</sup> Warning – this includes a notice for you to act.
  - 2<sup>nd</sup> Warning – If failure to clean the area, Bill Haley (Property Manager) will contact the owner.
  - 3<sup>rd</sup> Warning – If the owner fails to respond, then a fine will be determined.

### **Changes to the Master Deed/Bylaws Updates**

- ❖ The committee met and discussed concerns about the master deed. Julia Johnson(President) discussed the updates which include some of the following:
  - Building security systems
  - Elevator maintenance contracts and repairs.
  - Rental units
  - Annual meetings
  - Number of people on the Board
  - The general Meetings

- Notices of regular meetings and how it will be given
- Gender Changes about unit owners and the board members
- Bill Haley discussed the process of changing the master Deed and it takes 51% of the owners signature to change the document. It is then submitted to an attorney to review.

### **Other Information/Concerns**

- ❖ Mandator Declaration was presented by Shirley O”Toole(owner) to discuss the water and backflow values. A petition of owners was provided.This issue was discussed. Bill Haley(Kentucky Realty) spoke on this issue concerning his correspondence to the water company and his timeline concerning what he has done to address this issue.
- ❖ A letter was read from an owner who was unable to attend the meeting about suggestions of improvements that could be made in our community. A visual with pictures was passed out to show examples of the issues.
- ❖ An owner addressed the board and homeowners about issues with Birdmites. She presented an outline of what she has done to control this issue.
- ❖ An owner presented to the owners and board about her experiences that she had concerning water damage due to a leak in the pipe. The discussing involved why she should be reimbursed by the association.

The meeting was adjourned at 8:15 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.