

Pinnacle Gardens HOA Monthly Board Meeting

Monday, November 11, 2024

Grace Church 6:30pm 11/11/24	
Jackie Crenshaw -President	Tony Vick – Vice President
Jean Kellett- Treasurer	Melody Gary-Secretary
Debbie Jordan	George Coleman
Donna Hawkins	Lindsay Jones
Shaun Haley – Kentucky Realty	Rachael Buckner – Kentucky Realty

- Call to Order
 - **Meeting called to order at 6:33pm**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Jean Kellett; Melody Gary; George Coleman; Debbie Jordan; Donna Hawkins; Lindsay Jones; Rachael Buckner, KY Realty.**
 - **Not present: Tony Vick, however, Donna has Tony's proxy.**
- Open Forum (if needed)
- **Approve minutes from October 14, 2024, board meeting.**
 - **Minutes were approved. Debbie motioned to approve, George seconded, all in favor.**
- Treasurer's Report – Jean Kellett
 - **Jean gave the update on the financial report.**

Business Update – Rachael

- Update on any legal status.
 - **Rachael from KY Realty gave the status of any ongoing legal matters.**
- Updates on late HOAs/small claims filings/late HOA statements.
 - **Rachael from KY Realty gave the status of any ongoing late HOAs.**
- Shaun updated the board on the following maintenance:
 - The tree trimming quotes are in, a board member requested Shaun to get one additional quote. Are the quotes ready to be reviewed?
 - **Lopez Tree Service had the most cost-effective quote, and the quote/work was approved by the board. Jean motioned to approve, Donna seconded, all in favor.**
- 2025 Draft Budget Review
 - Copies of the draft 2025 budget were presented to the board. Before a final vote on the budget, the board will need decisions on 2025 projects and costs.
 - **The Board discussed 2025 projects and the budget for costs to maintain the property.**
 - **The Board voted and approved a 5% HOA increase for 2025. Six voted to approve; two voted to disapprove.**
 - **Do we have Landscaping quotes?**
 - **Yes. Wright Landscaping is invited to attend the December board meeting.**
- 2025 Projects
 - Shaun will get quotes on the fences for wood, PVC, painting and provide to the board at the November meeting. Rachael?
 - **The board requested additional quotes to be presented in the December meeting.**
- Ken Wolfe – Research Data Analysis Discussion/Decision
 - **The board discussed the Reserve Study and approved. George motioned to approve, Donna seconded, all in favor.**
- Positions on the Board
 - **Discussed positions on the Board and the vote for officers will be after the January 2025 annual meeting.**
 - **The date for the annual meeting is Saturday, January 18, 2025, at 10:00am.**
- Additional Board members?
 - **One seat open on the Board.**

- Executive Session (if needed)
- Adjournment

Rental Units:

13518	13540	13620
13622	13616	13638
13630	13634	13550