

Pinnacle Gardens HOA Monthly Board Meeting

Monday, September 9, 2024

Agenda

Grace Church @ 6:30pm 9/9/24	
Jackie Crenshaw -President	Tony Vick – Vice President
Jean Kellett- Treasurer	Melody Gary-Secretary
Debbie Jordan	George Coleman
Debbie Lind	Donna Hawkins
Shaun Haley – Kentucky Realty	

- Call to Order
 - **Meeting called to order at 6:33pm**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick; Jean Kellett; Melody Gary; Debbie Jordan; George Coleman; Debbie Lind; Donna Hawkins.**
 - **KY Realty – Shaun Haley, Bill Haley, Rachael Buckner.**
 - **Shaun is the Property Manager; Rachael to assist Shaun with Pinnacle Gardens. All email communications to include both Shaun and Rachael.**
 - **Evergreen Landscaping – Parker Norman.**
 - **Residents – Lori Arnett, Daniel Murphy, Lindsay Jones.**
- Open Forum (if needed)
- Evergreen Landscaping
 - **Discussed landscaping items with Parker.**
 - **Weed and tree suckers to be removed.**
 - **Set up a schedule for weeding and KY Realty will send out a board approved reach alert prior to the weeding work being performed. Evergreen to pull weeds the first week of the month.**
 - **The mowing schedule is Thursday or Friday but can change due to weather or a holiday.**
 - **Patio weeds – KY Realty to work with the board to send Evergreen pictures of weeds on the patios and the unit number to clarify for Evergreen exactly what needs to be removed.**
 - **Evergreen to spray weeds growing on the fence at the back of the property facing the interstate.**
 - **Project planning for 2025 landscaping will be shared with Evergreen once approved.**
- Ken Wolfe – Research Data Analysis (Shaun to confirm attendance)
 - **Ken Wolfe to attend the October 2024 meeting.**
- **Approve minutes of June 10, 2024, and July 8, 2024, August 12, 2024, Board Meeting**
 - **Minutes needed some additional edits; Melody made edits and resent to the board.**
 - **Minutes from June, July and August were approved. Donna motioned to approve; Tony seconded the motion; all in favor.**
- Treasurer’s Report - Jean Kellett
 - **Jean gave the update on the financial report.**

Business Update – Shaun

- Violations from July Walk around/Shepherd hooks (revisit this).
 - **The wording of the regulations were discussed. The board decided the wording did not need to be changed. However, consistency is needed.**
- Update on any legal status
 - **Shaun from KY Realty gave the status of any ongoing legal matters.**
- Updates on late HOAs/small claims filings
 - **Shaun from KY Realty gave the status of any ongoing late HOAs.**
- 2025 Budget Planning/Projects
 - **The Officers will meet and prepare a draft budget to be presented at the October Board meeting.**

- **A 2025 project will be the Board reviewing the rules/regulations for any updates needed.**
 - Fire hydrants being painted – color?
 - **Shaun has contacted the water company and the fire department to discuss painting. The conversations with both were inconsistent. Donna to discuss with the Anchorage/Pewee Valley fire department located next to our neighborhood.**
 - Lights in front of neighborhood are still out.
 - **A photocell had to be replaced, and the lights are currently working and turned on.**
 - Updated resident list from Shaun
 - **Shaun provided copies at the board meeting.**
 - **Water leak to be addressed this week (9/9/24).**
 - **Evergreen bid 377 (trimming and/or removing the large Arborvitae outside unit 13626 Pinnacle Gardens Circle)– declined by the board.**
 - **Evergreen bid 318 (removing invasive tree growth, including stump, in the bush along the tree line with the church and cleaning up trees along/near light pole)– approved by the board.**
 - **Increasing complaints on dogs (running loose and attacking other dogs) living at 13610 Pinnacle Gardens by several residents. Fines for violations to be increased for unit owner. Melody motioned to approve, Jean seconded the motion, all in favor. Shaun to send another letter to unit owner.**
 - **KY Realty to contact The Paddocks apartment complex regarding the tree growth behind building 8.**
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- Executive Session (if needed)
 - Adjournment

Rental Units:

13518	13540	13620
13622	13616	13638
13630	13634	13550