

Pinnacle Gardens HOA Monthly Board Meeting

Monday, April 8, 2024

Agenda

Grace Church @ 6:30pm 4/8/24	
Jackie Crenshaw -President	Tony Vick – Vice President
Jean Kellett- Treasurer	Melody Gary-Secretary
Sarah Nordman	Debbie Jordan
George Coleman	Debbie Lind
Donna Hawkins	Shaun Haley- Kentucky Realty

- Call to Order 6:30pm
 - Call to order 6:35pm
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick; Jean Kellett; Melody Gary; George Coleman; Debbie Lind; Donna Hawkins; Shaun Haley; Debbie Jordan.**
 - **Absent: Sarah Nordman**
- Open Forum (if needed)
 - **Approve minutes of March 11, 2024 Board Meeting**
 - **Donna Hawkins approved; Jackie seconded the motion.**
- Treasurer’s Report - Jean Kellett
 - **Jean gave the treasurer’s report.**

Business Update - Shaun

- Any outstanding business updates Shaun
 - Aphix reimbursement
 - **Shaun is continuing to work with Aphix on reimbursement; it was suggested perhaps our lawyer could send a letter.**
 - Insurance reimbursement
 - **Shaun to speak with Yvonne to see if this reimbursement has been received.**
 - Leak update.
 - **Shaun stated the leak has been repaired.**
- **Shaun suggested to the Board that we use a total of \$75,000 of reserve to invest in three short-term (\$25,000 each) CD’s on a rolling basis. The purpose is to earn a higher interest rate for a better ROI (beginning in April). The Board approved.**
- **Tony reminded us that the budgets needed to be posted to the website. The 2023 and 2024 budgets were posted on 4/9/2024.**
- Confirm Insurance Letter for residents.
 - **Wording of letter was discussed and should be updated; Shaun will also call Erie and secure more information for the mailing. The Certificate of Insurance needs to be posted to the website. Shaun sent these items plus an updated letter to be approved on 4/9/24.**
- Discuss late fees for HOA’s
 - **The board discussed and voted (approved) to charge a \$50 late fee if HOA monthly payments are more than 60 days overdue.**
- Landscaping quotes (for dead bushes)
 - **Approved quote for removal of dead bushes. Evergreen had identified 81 bushes; after the board walk around there are a total of 85 dead bushes to be removed.**
- Executive Session (if needed)
- Adjournment

Rental Units:

13518	13540	13620
13622	13616	13638
13630	13634	13550

