

Pinnacle Gardens HOA Monthly Board Meeting

Monday, August 12, 2024

Agenda

Grace Church @ 6:00pm 8/12/24	
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 6:06 pm**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick; Jean Kellett; Melody Gary; Debbie Jordan; George Coleman; Debbie Lind; Donna Hawkins.**
- Open Forum (if needed)
 - **Approve minutes of June 10, 2024, and July 8, 2024, Board Meeting**
 - **June minutes needed some additional edits; Melody to make edits and resend to the board.**
 - **Also in attendance were Joyce Scherdin; Carol Greissman; Sarah Nordman.**
 - **Joyce Scherdin and Sarah Nordman presented a proposal for the landscaping in the front of their residence – which was approved by the board.**
 - **Joyce Scherdin and Carol Greissman presented concerns to the board regarding the process for fees.**
 - **Sarah Nordman discussed concerns with the walk-around process and made some recommendations.**
- Treasurer’s Report - Jean Kellett
 - **Jean gave the update on the financial report.**
 - **The board agreed for CDs to continue. Melody motioned to approve; George seconded the motion; all in favor.**

Business Update – Shaun

- Violations from July Walk around/Shepherd hooks (revisit this)
 - **To be discussed at the September meeting.**
- Update on any legal status
 - **Shaun from KY Realty gave the status of any ongoing legal matters**
- Updates on late HOAs/small claims filings
 - **The board discussed changes to the process of handling late HOA fees. Any resident that is at least \$1000 and over in late HOA fees will be sent to small claims court. When the resident is near the \$1000 threshold (i.e., resident is at \$800 and next month the fees will be over \$1000) they will receive a certified letter (at the cost of the resident) which will notify the resident that Pinnacle Gardens (PG) will be filing a small claims action for the overdue fees if the late fees are not brought up-to-date. Tony motioned for approval, Debbie seconded the motion, all in favor.**
 - **The \$50 fine on any amount over 90 days past due (and without a lien) was voted and approved previously, has also been implemented.**
- Quotes on tree trimming
 - **Shaun expecting quotes on 8/13. Trimming tree company to provide a list of trees.**
- Update on water issue behind building
 - **Southern Plumbing inspected and tested the water to see if it has chlorine in it. Test results expected soon. Next steps: depends on the outcome of the water test.**
- Fire hydrants being painted
 - **The board can paint the hydrants; Shaun is getting information on approved paint colors.**
- Lights in front of neighborhood are out
 - **Front lights on each side are still out. Shaun to have someone review the issue.**

- Updated resident list – was that provided?
 - **Shaun provided an updated list at the meeting.**
- Projects for 2025 – create a wish list by board members
 - **To be discussed at September meeting.**
- Executive Session (if needed)
- Adjournment – **Adjournment at 8:20pm**

Rental Units:

13518	13540	13620
13622	13616	13638
13630	13634	13550