

Pinnacle Gardens HOA Monthly Board Meeting

Monday, December 9, 2024

Grace Church 6:30pm 12/9/24	
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	

- Call to Order
 - **Meeting called to order at 6:30 pm.**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick, Jean Kellett; Melody Gary; George Coleman; Debbie Jordan; Lindsay Jones; Shaun Haley, KY Realty.**
 - **Not present: Donna Hawkins, however, Debbie Jordan has Donna's proxy.**
- Open Forum (if needed)
- **Approve minutes from November 11, 2024, board meeting.**
 - **Minutes were approved. Jean motioned to approve; Lindsay seconded the motion; all in favor.**
- Treasurer's Report – Jean Kellett
 - **Jean gave the update on the financial report.**

Business Update – Shaun

- Update on any legal status. (Residents and Aphix)
 - **Aphix – Shaun is waiting for a response from Smitty – Regional Director for Aphix.**
 - **Shaun gave the status of any ongoing legal matters.**
- Updates on late HOAs/small claims filings/late HOA statements.
 - **Shaun gave the status of any ongoing legal matters.**
- Update on Reserve Study.
 - **Reserve Study has been ordered and partial payment has been made.**
- Shaun to update the board on the following maintenance:
 - Evergreen – fall cut on bushes, leaf removal.
 - **Evergreen to complete fall cut on bushes and leaf removal this week.**
 - Mow better – confirm snow removal contract.
 - **Shaun to confirm contract.**
- 2025 Draft Budget Review – Final vote.
- Landscaping 2025
 - Wright Brothers to attend meeting.
 - **Wright Brothers did not attend the meeting.**
 - **The board reviewed landscaping quotes and voted to approve Steele Blades as our landscaping company for 2025. Shaun to give 60 day notice to current landscaping company January 1. Landscaping contract goes from March to March of the calendar year. Melody motioned to approve; George seconded the motion; all in favor.**
- 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.**
 - **Quotes and fencing options were discussed.**
 - Christmas decorations at the front entrance.
 - **Decorations are up but there are issues with the electrical outlets. Shaun to send someone out to check on it.**
 - The date of the annual meeting is Saturday, January 18, 2025, at 10:00am.
 - **The date was confirmed and communicated to Grace Evangelist Church.**
- 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