

Pinnacle Gardens HOA Monthly Board Meeting

Monday, October 14, 2024

Grace Church 6:30pm 10/14/24	
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	Rachael Buckner – Kentucky Realty

- Call to Order
  - **Meeting called to order at 6:30pm**
- Roll Call/ Confirm Quorum
  - **Present: Jackie Crenshaw; Tony Vick; Jean Kellett; Melody Gary; George Coleman; Donna Hawkins; Shaun Haley, KY Realty; Ken Wolfe, Research Data Analysis (Reserve Study).**
  - **Residents: Lindsay Jones, Joeseph Baumann.**
  - **Not present: Debbie Jordan, however, George has Debbie’s proxy.**
  - **Debbie Lind submitted her resignation from the board, effective immediately.**
- Open Forum (if needed)
- Ken Wolfe – Research Data Analysis
  - **Mr. Wolfe explained the purpose and design of the Reserve Study.**
  - **Reserve Study provides a capital plan for current and future planning.**
  - **Equalizes the cost of a property.**
  - **The value of a Reserve Study is the marketability of the property.**
  - **Mr. Wolfe will email the Reserve Study PPT and pricing to Shaun Haley, who will then distribute to the board via email. The board will review and discuss at the November meeting.**
- **Approve minutes from September 9, 2024, board meeting.**
  - **Minutes were approved. All in favor.**
- Treasurer’s Report - Jean Kellett
  - **Jean gave the update on the financial report.**

**Business Update – Shaun**

- Update on any legal status
  - **Shaun from KY Realty gave the status of any ongoing legal matters.**
- Updates on late HOAs/small claims filings/late HOA statements
  - **Shaun from KY Realty gave the status of any ongoing late HOAs.**
  - **Adjusted previous fines on account receivable balances. George motioned to approve, Melody seconded the motion, all in favor.**
- **Shaun updated the board on the following maintenance:**
  - **The water leak has been fixed and complete.**
  - **The tree trimming quotes are in, a board member requested Shaun to get one additional quote.**
  - **The fire hydrants that need painting – nothing for the board to do at this time.**
  - **The PG street signs resolution has been put on hold.**
- 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.**
- 2025 Projects
  - **Shaun will get quotes on the fences for wood, PVC, painting and provide to the board at the November meeting.**
- 2025 Board Members/Officers
  - **Debbie Lind submitted her resignation from the board, effective immediately.**
  - **Lindsay Jones joined the board as of October 14, 2024.**

- Executive Session (if needed)
- Adjournment

Rental Units:

13518	13540	13620
13622	13616	13638
13630	13634	13550