

Pinnacle Gardens HOA

Monthly Board Meeting

Location: Grace Evangelical Free Church

Date: Monday September 8th, 2025 **Time:** 6:30 pm

Board Members: Tony W. Vick – President; Donna Hawkins – Vice President; Melody Gary – Secretary; Jackie Crenshaw – Treasurer; Debbie Jordan; Lindsay Jones; George Coleman; Jean Kellett; and Shaun Haley – Kentucky Realty

I. Call to order

- **Meeting called to order by Tony Vick at 6:25pm.**

II. Roll call

- **Present: Tony Vick, Donna Hawkins, Melody Gary, Jackie Crenshaw, Debbie Jordan, Jean Kellett, Shaun Haley, George Coleman, Lindsay Jones.**

III. Approval of minutes from August 11th, 2025, Board Meeting

- **Minutes from August 2025 approved. Donna Hawkins motioned for approval, Lindsay Jones seconded the motion, all in favor.**

IV. Guests – N/A

V. Treasurer's Report

- **Jackie Crenshaw gave the update on the financial report. Lindsay Jones motioned for approval, Melody Gary seconded the motion, all in favor.**

VI. Open Forum

VII. Open issues

- a) Status on Legal issues
 - **Shaun Haley gave the updates on all legal matters.**
- b) Review changes to Reserve Study – Shaun to update
 - **Shaun Haley to send an addendum letter to Ken Wolff for the Reserve Study regarding the windows.**
- c) Vendor List
 - **The suggested vendor list compiled by Board member Donna Hawkins is complete and will be added to the Pinnacle Gardens website as a link. This list was put together from resident recommendations on our Facebook neighborhood page.**
- d) Waste Management – Streets cleaned – **Item closed.**
- e) Power washing

- **Pressure Pro was awarded a contract for cleaning all buildings in the neighborhood. Pressure Pro quote #1396 for \$6,492.50. Tony motioned for approval, George Coleman seconded the motion, all in favor.**
- f) Fire Hydrants
- **Tony spoke with the Fire Department next door to the church on Factory Lane.**
- g) List of Security Camera on Property
- **Original list to be confirmed.**

VIII. New business

- a) Steele Blades – open proposals
- **Aeration and overseeding, quote #3680 for \$1,063.18 approved. George Coleman motioned for approval, Tony Vick seconded the motion, all in favor.**
 - **Replace tree in front of units 3411 and 3413, quote #3711 for \$401.02 (Dogwood tree) approved. Donna Hawkins motioned for approval, Jackie Crenshaw seconded the motion, all in favor.**
 - **Lopez quote #1396 for \$4,000.00 to remove dead trees in the neighborhood. George Coleman motioned for approval, Tony Vick seconded the motion, all in favor.**
- b) Rules and Regulations - (2nd revision) – **discussion to be continued in October.**
- c) Friday Maintenance Day
- **Shaun Haley to email the maintenance list to the board each Friday, if applicable.**
- d) Community Day – **on hold.**
- e) Schedule Monthly Walk through with Shaun (Discuss Letters)/Schedule Year End Meeting
- **September walk through scheduled for September 26, 9:00am.**
 - **Tentative year end meeting set for January 17, 2026, at Grace Evangelical Church. Tony Vick to confirm with the date/time with the church.**

Adjournment

- **Adjournment at 8:00pm; Lindsay Jones motioned to adjourn, George Colman seconded the motion, all in favor.**

Rental Units:

13518	13540	13550	13616	13620
13622	13630	13634	13638	

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