

Pinnacle Gardens HOA Monthly Board Meeting

Monday, July 11, 2023

Agenda

Grace Church @ 6:30pm 7/11/23	
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
 - **Meeting was called to order at 6:30pm**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick; Jean Kellett; Sarah Nordman; Debbie Jordan; George Coleman; Debbie Lind; Donna Hawkins; Shaun Haley**
 - **Absent: Melody Gary**
- Open Forum (if needed)
 - **Approve minutes of June 2023 Board Meeting - Approved**
- Treasurer's Report - Jean Kellett
 - **Jean gave the monthly report for the financials**

Business Update - Shaun

- Update on legal issues against 13508; investor
 - **No communication from the owner of 13508**
 - **Waiting to hear from the investor as they have been on vacation**
- Late HOAs
 - **Shaun will send late notices more regularly**
- Updates for:
 - Paving/stripping
 - **Shaun to send out paving maps; cars will be towed at owner's expense if in the paving area. Will place paving maps on doors; send out a reach alert; post to PG group facebook page.**
 - Kenny D. for painting trim around the doors in all units
 - **Kenny has started painting the trim on building 3 (? – Tony's building)**
- Communications
 - **All communications should be sent to the board; responses will be delivered within 24 hours; board members will respond with any information needed to any incoming emails so we can better respond to questions.**
 - **If a question/request is documented and sent to the board, Shaun should wait until someone asks him to complete the request vs doing it once he's notified of the issue**
- Restrictions
 - **Need to follow up on restriction letters; walk through with Shaun, Jackie and Tony at 11am on 7/14**
- Miscellaneous
 - **Dryer vent cleaning – HOA will pay \$100 toward the cleaning; remaining balance to be paid by the resident**
 - **Waste Management – didn't pick up again; Shaun is checking on our contract with them as they are currently in breach of contract; Shaun is also looking into other options, such as Eco Tech. Jean made the motion and George seconded the motion; all voted and approved**
 - **Shed – Tony has 10 keys for the original padlock (did not replace); Shaun to remove the \$43 truck fee and also to remove the next truck fee**
 - **Superior bills: paid for holes in gutter (invoice #3419); it was not installed correctly in the beginning;**

done 3 years ago and out of warranty; Shaun will ask for a refund or a prorated price; a picture was sent by a resident and not sure if it's been repaired

- Fence at 13614 – will need materials and reposted. Shaun will send the carpenter to look at it
- Assessment can be paid online or mail to KY Realty
- Landscaping for 2024
 - Austin Grigsby from Aphix attended the meeting; the board requested two new designs for the front island by the end of this year; discussed the mowers don't pick up sticks before mowing; mow over trash; blowing off driveways and patios; spring clean-up – includes mulch, edging in late February/early March; build into contract in order of services; May summer colors (annuals); September/October shrub trim, fall color in October, leaf removal as needed, bush removal (no mulch added);
 - Board has requested more color at the front entrance
 - Peeling bark maple in island is dying
 - Beds in neighborhood need more space – example: removing 5 bushes and replace with 3
 - Warranty on shrubs for a year
 - George and Debbie to do a walk around to monitor landscaping
 - Austin determines what bushes are considered “dead or dying” and what bushes to regenerate.
 - Goal is for a simple, cleaner, richer new design – suggestions from Austin and Shaun are evergreens, boxwoods, hydrangeas, begonias, etc...
- Executive Session (if needed)
- Adjournment
 - Donna motioned to end meeting; Jackie seconded the motion

Rental Units:

13518	13540	13620
13608	13616	13638
13622	13634	
13630	13550	