

Pinnacle Gardens HOA

Monthly Board Meeting

Location: Grace Evangelical Free Church

Date: Monday August 11th, 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

- **Called to order by VP Donna Hawkins at 6:30pm.**

II. Roll call

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

III. Approval of minutes from July 14th, 2025, Board Meeting

- **Minutes from July 2025 approved. Debbie Jordan motioned, Jean Kellett seconded the motion, all in favor.**

IV. Guests – N/A

V. Treasurer's Report

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

VI. Open Forum (If needed)

VII. Open issues

a) Status on Legal issues

- **Shaun Haley gave the updates on all legal matters.**
- **The Board voted to dismiss two amounts due on the HOA report - \$2.60; \$.90. George Coleman motioned for approval, Lindsay Jones seconded the motion, all in favor.**

b) Review changes to Reserve Study

- **Shaun Haley to work with Ken Wolff to finalize the Reserve Study.**

c) Vendor List

- **The last addition to the vendor list will be phone numbers, then we can distribute the list to the residents.**

d) Waste Management – Streets cleaned

- **Shaun Haley will continue to contact Waste Management.**

- e) Power washing
 - **Shaun Haley has received quotes from several vendors. This will be added to the project list to be prioritized along with the other projects.**
- f) Fire Hydrants
 - **Shaun Haley to contact the fire marshal regarding the painting of fire hydrants within the neighborhood.**
- g) List of Security Camera on Property
 - **A list was completed of the properties who have installed security cameras, notably cameras that were installed in the brick structure, as there are several units that did not submit a documentation request.**
- h) Walk Through Results
 - **A complete list of maintenance items for all properties was compiled on the July Walk through. This list will be used for projects and will be prioritized.**
 - **A tree between units 3411 and 3413 in Building 6 is infested with wasps (or hornets). They are living within the tree. A quote was requested from Steele Blades and Lopez to remove the tree.**

VIII. New business

- a) Steele Blades – open proposals
 - **To be complied with other quotes and projects to be prioritized.**
- b) Rules and Regulations - (2nd t revision)
 - **Donna distributed updated Rules and Regulations based on our discussions to date. The Board will review the remaining paragraphs to discuss in September.**
- c) Schedule Monthly Walk through with Shaun
 - **August Walk through scheduled for 8/22/2025, 2:00pm.**
 - **Shaun Haley also suggested that we begin a scheduled maintenance day on Fridays. If PG has any regular maintenance requests in the future, the work will be scheduled for Fridays. This will begin immediately. Rush requests will be handled on an as needed basis.**

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	