

# Pinnacle Gardens HOA

## Monthly Board Meeting

**Location:** Grace Evangelical Free Church

**Date:** Monday, June 9th, 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

- **Call to order at 6:30pm.**

### II. Roll call (2 min)

- **Present:** Tony Vick, George Coleman, Jackie Crenshaw, Melody Gary, Debbie Jordan, Lindsay Jones, Jean Kellett, Shaun Haley. **Absent:** Donna Hawkins (available by phone if needed for a vote).

### III. Approval of minutes from May 12th, 2025, Board Meeting (1 min)

- **Minutes from May 2025 approved. Lindsay Jones motioned, Jackie Crenshaw seconded the motion, all in favor.**

### IV. Guests (if needed – 15 min) – N/A

### V. Treasurer's Report (10 min)

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

### VI. Open Forum (If needed) – N/A

### VII. Open issues

#### a) Status on Legal issues (10 min)

- **Shaun Haley gave the updates on all legal matters.**

#### b) Mow Better – Duplicate Invoices?? (2 min)

- **No duplicate Mow Better invoices per Shaun Haley. Shaun is checking three Steele Blade invoices that need to be paid.**

#### c) Review changes to Reserve Study (1 min)

- **Zoom call scheduled for July Meeting.**

#### d) Vendor List – Quick discussion on status (5 min)

- **Debbie Jordan/George Coleman to develop, Shaun Haley volunteered to help with the list.**

#### VIII. New business

- a) July Social with Grace Evangelical Church **(5 min)**
  - **N/A.**
- b) New Proposal from Steele Blades **(5 min)**
  - **Quote #3286 to remove the dead magnolia tree at 13536 Pinnacle Gardens Circle. Tony Vick motioned to approve, Melody Gary seconded the motion, all in favor.**
  - **Shaun is obtaining a quote from Steele Blades for cleaning the vinyl on the buildings for upcoming possible projects.**
- c) August Meeting **(1 min)**
  - **FYI, Tony Vick (President) will not be able to attend the August meeting.**
- d) Rules and Regulations - (2<sup>nd</sup> t revision) **(Approx. 30 min)**
  - **Move discussion to the July meeting.**
- e) Schedule Monthly Walk through with Shaun
  - **Walk through scheduled for June 20 at 10:30 am.**

#### Adjournment (8:00 pm)

- **Adjournment at 7:50 pm. Lindsay Jones motioned to adjourn, George Coleman seconded the motion, all in favor.**

#### Rental Units:

<b>13518</b>	<b>13540</b>	<b>13550</b>	<b>13616</b>	<b>13620</b>
<b>13622</b>	<b>13630</b>	<b>13634</b>	<b>13638</b>	