

Pinnacle Gardens HOA Monthly Board Meeting

Monday, January 13, 2025

Grace Church 6:30pm 1/13/2025	
Jackie Crenshaw -President	Tony Vick – Vice President
Jean Kellett- Treasurer	Melody Gary-Secretary
Debbie Jordan	George Coleman
Donna Hawkins	Lindsay Jones
Shaun Haley – Kentucky Realty	Rachael Buckner – Kentucky Realty

- Call to Order
 - **Meeting called to order at 6:30 pm.**
- Roll Call/ Confirm Quorum
 - **Present: Jackie Crenshaw; Tony Vick, Jean Kellett; Melody Gary; George Coleman; Donna Hawkins; Debbie Jordan; Lindsay Jones; Shaun Haley, KY Realty.**
- Open Forum (if needed)
- **Approve minutes from December 9, 2024, board meeting.**
 - **Donna motioned to approve, Lindsay seconded the motion, all in favor.**
- New 2025 Landscaping company to attend meeting.
 - **Jordan Steele from Steele Blades attended the meeting. The board discussed expectations for our landscaping services. A walk around with Steele Blades will be scheduled soon. George motioned to approve Steele Blades as our new landscaping vendor, Donna seconded the motion, all in favor.**
- Treasurer’s Report – Jean Kellett
 - **Jean gave the update on the financial report.**

Business Update – Shaun

- Update on any legal status. (Residents and Aphix)
 - **No update on Aphix, as they are not responding to KY Realty.**
 - **Shaun gave the status of any ongoing legal matters**
- Updates on late HOAs/small claims filings/late HOA statements.
 - **Unit 13610 – Tony motioned to file for foreclosure, Donna seconded the motion, all in favor.**
- Other business updates:
 - **The Reserve Study is in progress and will be presented to the board when completed.**
 - **The board will be discussing purchasing additional CD’s in order to earn more interest money.**
 - **Phil Barber is working on the PG insurance renewal beginning in March 2025. More information to come.**
 - **Stemler Corporation to continue to be the vendor for PG irrigation system – opening/closing. Lindsay motioned to approve, Tony seconded the motion, all in favor.**
 - **Shaun gave an update on the fences: wood fences would not have a warranty; Vinyl fences would have a 1-year service warranty, 30-year material manufacturer warranty. The board is still in discussions regarding the fences, no final decision yet.**
 - **Yearly Church monetary donation for use of their meeting rooms, Donna motioned to approve, Melody seconded the motion, all in favor.**
- 2025 Annual Meeting.
 - The date of the annual meeting is Saturday, January 18, 2025, at 10:00am.
 - **Shaun to send a reach alert via text and email to all residents on Thursday, 1/16/25. Melody to post reminder on Facebook PG group page.**
 - **Reviewed the annual meeting agenda and 2025 budget handouts.**
 - Additional Board members?
 - **One seat open on the Board.**
- Executive Session (if needed)
- Adjournment – **Melody motioned to adjourn, Lindsay seconded the motion, all in favor.**

Rental Units:

13518 13540 13620

13622	13616	13638
13630	13634	13550