

# Pinnacle Gardens HOA

## Monthly Board Meeting

**Location:** Grace Evangelical Free Church

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

**Board Members:** Tony W. Vick – 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 6:30 pm by Tony Vick**

### II. Roll call

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

### III. Approval of minutes from November 10th, 2025, Board Meeting

- **Minutes from November 2025 approved. Tony Vick 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. Melody Gary motioned for approval, Tony Vick seconded the motion, all in favor.**
- **Shaun to verify a Rapp work order to repair a lamp on unit 13601; Shaun to confirm several Mow Better invoices; and Shaun will request quotes from Steele Blades for snow removal.**
- **Shaun contacted Phil Barber regarding PG insurance renewal in March 2026.**

### VI. Open Forum

### VII. Open issues

#### a) Status on Legal issues

- **Shaun Haley gave the updates on all legal matters. KY Realty will proceed with the legal matters as unanimously approved by the board.**

#### b) Water Spigots on Factory Lane – Update on Water Company

- **Shaun spoke to the Water Company, and it will be the responsibility of Pinnacle Gardens to locate the water spigots.**

#### c) Drainage Issues Quote

- **Shaun has requested quotes from Best Water Proofing and Corner Stone Hardscapes.**

- d) Street lights on Factory Lane
  - **There are currently 2 lights in the front of the neighborhood that are not working properly. Shaun has completed a submission online for the lights to be repaired.**
  - **Shaun has scheduled gutter cleaning on buildings as applicable.**
- e) Fire Hydrants
  - **Shaun spoke with Rick Hancock with HydraFlo Fire Protection and scheduled testing for our 3 existing fire hydrants. This will be for the required annual hydrant flow testing and consists of: lubrication of all hydrant caps and outlets and operating stem; check hydrant bonnet/barrel for leaks; and check hydrants for proper drainage. It was approved to paint the 3 fire hydrants as well. Jean Kellet motioned for approval, George seconded the motion, all in favor.**

#### VIII. New business

- a) Steele Blades – Proposals
  - **All Steele Blade proposals were approved by the Board.**
- b) Annual Meeting
  - **Annual meeting confirmed with the church and scheduled for January 17<sup>th</sup>, 2026, at 10:00 am.**
- c) Schedule Monthly Walk through with Shaun
  - **Monthly walk through scheduled for Friday, December 12, at 11:00 am.**

#### Adjournment

- **Melody Gary motioned to adjourn, Lindsay Jones seconded the motion, all in favor.**

#### 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>	

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