

Pinnacle Gardens HOA

Monthly Board Meeting

Location: Grace Evangelical Free Church

Date: Monday, May 12th, 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, Donna Hawkins, Jackie Crenshaw, Melody Gary, Debbie Jordan, Lindsay Jones, Jean Kellett, Shaun Haley. **Absent:** George Coleman (Debbie Jordan has George Coleman's proxy, if needed).

III. Approval of minutes from April 14th, 2025, Board Meeting (1 min)

- **Minutes from April 2025 approved. Donna Hawkins motioned, Lindsay Jones seconded the motion, all in favor.**

IV. Guests (if needed – 5 min) – N/A

V. Treasurer's Report (10 min)

- **Jackie Crenshaw gave the update on the financial report. Debbie Jordan motioned for approval, Melody Gary seconded the motion, all in favor.**
- **The Board requested Rapp & Associates to provide more detailed breakdowns of the completed work on their invoices.**

VI. Open Forum (If needed)

VII. Open issues

- a) **Status on Legal issues (10 min)**
 - **Shaun Haley gave the updates on all legal matters.**
- b) **Follow-up on Credit from water company for last year and for this year leaks**
 - **The Board confirmed that Pinnacle Gardens did receive the credits.**
- c) **Mow Better – Duplicate Invoices? (2 min)**
 - **Shaun Haley to follow up with Mow Better to confirm invoices.**
- d) **Shingles on Roof – photo sent by Lindsay (1 min)**
 - **Shaun Haley confirmed the work order is complete.**
- e) **Review changes to Reserve Study (5 min)**

- **Board to continue discussions on Reserve Study.**
- f) Follow-up on Statements (ACH changes/maintenance fees) **(1 min)**
 - **Shaun Haley to follow up and update for June meeting.**
- g) Follow-up on FaceBook/Reach Alert **(5 min)**
 - **The Board confirmed that Reach Alerts will be sent to all individuals on the list. Also confirmed that requests to join the Facebook Pinnacle Gardens group will be approved after verifying the identity of the requester.**
- h) Vendor List - **(Move to June Agenda)**
- i) Distribution of Lilies from Entrance **(2 min)**
 - **Shaun Haley will request Steele Blades to provide dates of completion for all approved quotes. The board will offer the lilies removed from the entrance to the residents of Pinnacle Gardens.**

VIII. New business

- a) Rules and Regulations - (1st revision) **(Approx. 45 min)**
 - **The Board has begun discussions on the rules and regulations and will continue the review until complete.**
- b) Schedule Monthly Walk through with Shaun **(May 16th time TBD)**

IX. Adjournment (8:00 pm)

- **Meeting adjourned at 8:00pm, Donna Hawkins approved, Jackie Crenshaw seconded the motion, all in favor.**

Rental Units:

13518	13540	13550	13616	13620
13622	13630	13634	13638	