

Pinnacle Gardens HOA

Monthly Board Meeting

Location: Grace Evangelical Free Church

Date: Monday, April 14th, 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

II. Roll call

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

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

- **Minutes from March 2025 approved. Tony Vick motioned, Donna Hawkins seconded, all in favor.**

IV. Guests – Jordan Steele – Steele Blades – Work-up for Landscaping

- **Jordan submitted additional pricing on 1) replacing the missing bushes (five) in between the garages, George motioned to approve, Lindsay seconded, all in favor; 2) removal of a dead tree in the area bordering the church, Lindsay motioned to approve, Donna seconded, all in favor; 3) provided cost for average bush replacement, if needed.**
- **The board requested the removal of lilies in the front side areas of the entrance. And to spread flowers in those areas. Jordan recommended adding a dwarf Japanese maple tree in the front island, along with colorful flowers. Jordan to send pricing for the work. Lindsay motioned for approval, Jackie seconded the motion, all in favor.**

V. Treasurer's Report

- **Jackie gave the update on the financial report. Debbie motioned for approval, Donna seconded the motion, all in favor.**

VI. Open Forum (If needed)

VII. Open issues

- a) Status on Legal issues
 - **Shaun gave the updates on all legal matters.**
- b) Follow-up on Credit from water company for last year and for this year leaks
 - **Two credits have been submitted for reimbursement.**
- c) Review changes to Reserve Study
 - **To discuss at the May 2025 meeting.**

VIII. New business

- a) Statements – ACS changes to maintenance fees
 - **Discuss at the May 2025 meeting.**
- b) FaceBook and Reach Alert
 - **Discussion to continue on how to monitor both systems.**
- c) Compile list of Vendors
 - **Discuss at the May 2025 meeting.**
- d) Rules and Regulations - Remember to be looking over
 - **Discuss at the May 2025 meeting.**
- e) Schedule Monthly walk through with Shaun

IX. Adjournment

- **Meeting adjourned at 8:21pm, George motioned to adjourn, Melody seconded, all in favor.**

Rental Units:

13518	13540	13550	13616	13620
13622	13630	13634	13638	