

Pinnacle Gardens HOA

Monthly Board Meeting

Location: Grace Evangelical Free Church

Date: Monday, February 10th, 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

- Meeting called to order at 6:30pm.

II. Roll call

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

III. Approval of minutes from January 13, 2025, Board Meeting

- Donna motioned to approve; Jean seconded the motion, all in favor.

IV. Treasurer's Report

- Jackie gave the update on the financial report. Debbie motioned to approve; Tony seconded the motion, all in favor.

V. Guests – Phil Barber – Independent Agents of KY – PG Insurance Renewal due 3/15/25

- Insurance will renew on 3/15/25. Phil will send the policy declaration page for us to post to the Pinnacle Gardens website. George motioned to approve; Melody seconded the motion, all in favor.

VI. Open Forum (If needed) – N/A

VII. Open issues

- a) Status on Legal issues –
 - Shaun gave an update on all outstanding legal issues.
- b) Stemler Corporation – Has contract been signed
 - Shaun will send Tony a copy of the signed contract.
- c) Resident with Damaged Gutter (walk through)
 - The resident is having difficulty finding someone to fix the gutter. Shaun to contact resident to propose KY Realty team repairing the gutter and billing the resident.
- d) Additional CD's or increase funds

- **Increase the three current CD's (\$25,000 each to \$50,000 each) for earning additional interest/income for Pinnacle Gardens. This was discussed at the annual meeting in January 2025 and all residents in attendance approved. Donna motioned to approve; Lindsay seconded the motion all in favor.**
- e) MowBetter repair to parking markers
- **MowBetter has repaired parking markers. We need to check on the steel spikes to make sure they were used to secure the markers.**
- f) Reserve Data Analysis – Reserve Study (Hopefully will have Preliminary reports)
- **The board officers and Shaun will meet on March 10 at 6:00 pm to discuss the preliminary reports for the Reserve Study via a zoom call with Mr. Wolfe.**

VIII. New business

- a) Roof Spray option – **the board discussed and is not interested in this option.**
- b) Rules and Regulations Update Discussion – **Tony handed out a copy of the rules and regulations. He asked everyone to review and make any suggested edits by the April meeting.**
- c) Steele Blades – March 2025 – **Jordan Steele was included in the walk around to view the landscaping.**
- d) Results from 2/7/25 Walk Around – **Tony included an excel file for the board with notes from the walk around.**
- e) Letters from Residents – **The board discussed emails submitted to the board.**
- f) Neighborhood Night with Grace Evangelical – Saturday, February 22nd. – **Mark attended the meeting to discuss details of neighborhood night. The church will supply soft drinks, the board will advertise to the neighborhood for participation.**

- IX. Adjournment – meeting adjourned at 8:20 pm. Donna motioned to approve, Jackie seconded the motion, all in favor.**

Rental Units:

13518	13540	13550	13616	13620
13622	13630	13634	13638	