

Pinnacle Gardens HOA

Monthly Board Meeting

Location: Grace Evangelical Free Church

Date: Monday November 10th, 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 by Tony Vick at 6:29 pm.**

II. Roll call

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

III. Approval of minutes from October 13th, 2025, Board Meeting

- **Minutes from October 2025 approved. Lindsay Jones motioned for approval, Debbie Jordan seconded the motion, all in favor.**

IV. Guests – N/A

V. Treasurer's Report

- **Jackie Crenshaw gave the update on the financial report. Debbie Jordan motioned for approval, Melody Gary seconded the motion, all in favor.**
- **Note: Steele Blades work order #3711 needs to be updated to reflect the Dogwood tree that was planted.**

VI. Open Forum

VII. Open issues

a) Status on Legal issues

- **Shaun Haley gave the updates on all legal matters.**

b) Fire Hydrants

- **No update at this time.**

c) List of Security Camera on Property

- **Tony Vick is currently working to confirm the list.**

d) Water Spigots on Factory Lane – Update on Water Company

- **Shaun Haley will address the location of the spigots and the reason they are capped.**

- e) Drainage issues quotes
 - **Shaun will gather quotes from several Plumbing companies and submit them to the Board.**
- f) Kentucky Realty Agreement
 - **Shaun Haley will update the agreement and return it to Tony Vick. Tony will share the updated agreement with the Board members.**

VIII. New business

- a) Steele Blades – 2026 contract approval
 - **Steele Blades will update the 2026 contract. In addition, the Japanese Maple tree in the entrance island remains under warranty, and Steele Blades will replace it next spring.**
- b) 2026 Budget
 - **The 2026 Budget was approved; there will be no increase in HOA fees in 2026; Lindsay Jones motioned for approval, Tony Vick seconded the motion, all in favor.**
- c) Schedule Monthly Walk through with Shaun
 - **Monthly walk through scheduled for Friday, November 21, at 11:00am.**
- d) Rules and Regulations - (2nd revision)
 - **Discussion to continue in the next board meeting.**

Adjournment

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

Rental Units:

13518	13540	13550	13616	13620
13622	13630	13634	13638	

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