

Pinnacle Gardens HOA

Monthly Board Meeting

Location: Grace Evangelical Free Church

Date: Monday March 9th, 2026 **Time:** 6:30 pm

Board Members: Tony W. Vick – President; George Coleman – Vice President; Melody Gary – Secretary; Jackie Crenshaw –Treasurer; Debbie Jordan; Lindsay Jones; 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 (KY Realty), Lindsay Jones, Jean Kellett**

III. Approval of minutes from February 9th, 2026 Board Meeting

- **Minutes from February 2026 approved, George Coleman motioned to approved, Jean Kellett second the motion, all in favor.**

IV. Guests – N/A

V. Treasurer's Report

- **Jackie Crenshaw gave the update on the financial report. Lindsay Jones motioned for approval, Tony Vick seconded the motion, all in favor.**
- **The Board voted to use \$50,000.00 from the reserve account to purchase additional CD's. All CD's will be on a staggered maturity date. Jean Kellett motioned for approval, Melody Gary seconded the motion, all in favor.**

VI. Open Forum

VII. Open issues

- a) Status on Legal issues
 - **KY Realty gave updates on all legal matters.**
- b) Drainage Issues Quote – Finalize/Decision on quotes
 - **KY Realty to request Best Waterproofing to update their quote to include replacing the dirt over the length of the gravel ditch once the job is complete. KY Realty will email the updated quote to the Board.**
- c) Insurance renewal due 3/15/26
 - **KY Realty presented the renewal proposal to the Board, noting a premium increase of \$6,534.00 for the policy term March 2026 through March 2027. George Coleman made a motion to accept the Erie Insurance policy, Tony Vick seconded the motion, all in favor. KY Realty reviewed the option of paying**

the premium in full to take advantage of the discount (\$5,213.00). Jackie Crenshaw made a motion to approve full payment, seconded by George Coleman, all in favor.

- d) Final approval of Island remodel
 - **The Board reviewed the design/quote proposal from Steele Blades to update the island at the entrance of the neighborhood. The quote is in the amount of \$3,000.00. Work will tentatively begin in April. Lindsay Jones motioned to approve, Debbie Jordan seconded the motion, all in favor.**
- e) Gutter cleaning bid
 - **The Board reviewed the quote from Steele Blades to clean all gutters in the neighborhood for a cost of \$6,800.00. Tony Vick motioned for approval, Debbie Jordan seconded the motion, all in favor.**

VIII. New business

- a) Review Architectural Form Request – 13527
 - **Unit 13527 requested information via email regarding staining the upstairs deck. The Board requested that an architectural form be completed and submitted. However, the Board provided approval.**
- b) Steele Blades – Tree/shrub removal-replacement suggestions
 - **The Board reviewed the recommendations and quote regarding the removal/addition of trees and shrubs in the neighborhood. The quote is in the amount of approximately \$3,515.00. Tony Vick motioned to approve, George Colman seconded the motion, all in favor.**
- c) Website
 - **Tony Vick requested the Board to review the website for any update suggestions. We would like to add hyperlinks to the website. Discussion to continue at the April Board meeting.**
- d) Schedule Monthly Walk through with Shaun
 - **The monthly walk through is scheduled for March 24 at 2:00pm.**
- e) General Business
 - **Unit 13514 submitted a request for a work order to investigate a leak in the roof. KY Realty to send a work crew out to locate and fix the leak.**

Adjournment at 8:17pm. George Coleman motioned to adjourn, Jean Kellett seconded the motion, all in favor.

Units:

13518	13540	13550	13616	13620
13622	13630	13634		