

# Pinnacle Gardens HOA

## Monthly Board Meeting

**Location:** Grace Evangelical Free Church

**Date:** Monday, March 10<sup>th</sup>, 2025, **Time:** 6:00 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 6:00pm.**

### **II. Roll call**

- **Present:** Tony Vick, Donna Hawkins (via phone), Jackie Crenshaw, George Coleman, Melody Gary, Debbie Jordan (via phone), Shaun Haley. **Absent (not required):** Lindsay Jones, Jean Kellett.

### **III. Approval of minutes from February 10<sup>th</sup>, 2025 Board Meeting**

- **Minutes from the February 2025 meeting approved by all.**

### **IV. Treasurer's Report**

- **Jackie gave the update on the financial report.**

### **V. Guests – Ken Wolff – Zoom Meeting – Reserve Study (6:30 pm)**

- **The Board and Shaun participated in a zoom call with Ken Wolff regarding the Reserve Study. Ken had a few questions, once those are resolved, Ken will finalize the reserve study report and email it to Shaun. Final report expected in about 2 weeks. Shaun to share with the Board.**

### **VI. Open Forum (If needed)**

### **VII. Open issues**

- a) Status on Legal issues –
  - **Shaun gave the update on all legal matters.**
- b) Stemler Corporation – Contract has been signed.
  - **Shaun to check on – contract via paper (email).**
- c) PG Insurance Renewal – New Documents – certificate updated and on website.
  - **Shaun to send documents to Tony and then Tony will have the website updated.**
- d) Additional CD's or increase funds – Have these been purchased?
  - **Yes, the CD's have purchased per Shaun.**
- e) Steele Blades – Contract signed. Update on Fall/Winter Flowers; Basin Cleaning
  - **Shaun to send an updated quote.**

- f) Follow-up on Credit from water company for last year and for this year leaks
  - **Shaun to contact the Louisville Water company about a credit.**

**VIII. New business**

- a) Steele Blades to attend April Meeting with Work-up for landscaping
- b) Rules and Regulations - Remember to be looking over
  - **Discussion to be held in April Board meeting.**
- c) Schedule Monthly Walk through with Shaun
  - **Walk around scheduled for March 21 at 2:00pm**

**IX. Adjournment**

- **Meeting adjourned at 7:45pm.**

**Rental Units:**

<b>13518</b>	<b>13540</b>	<b>13550</b>	<b>13616</b>	<b>13620</b>
<b>13622</b>	<b>13630</b>	<b>13634</b>	<b>13638</b>	