

# Pinnacle Gardens HOA

## Monthly Board Meeting

**Location:** Grace Evangelical Free Church

**Date:** Monday July 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**

- **Call to order at 6:30pm.**

### **II. Roll call (2 min)**

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

### **III. Approval of minutes from June 9th, 2025, Board Meeting (1 min)**

- **Minutes from June 2025 approved. Debbie Jordan motioned, Jean Kellett seconded the motion, all in favor.**

### **IV. Guests (if needed – 15 min) – N/A**

### **V. Treasurer's Report (10 min)**

- **A request for Jackie to prepare a mid-year financial checkup for the August 2025 meeting. The board will review current mid-year financials with the budget to determine status.**
- **Acknowledged a category change was needed for Steele Blades for work completed outside of the regular landscaping contract.**

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

### **VII. Open issues**

- a) **Status on Legal issues (10 min)**
  - **Shaun Haley gave the updates on all legal matters.**
- b) **Review changes to Reserve Study (1 min)**
  - **Shaun will follow up with information in the August meeting.**
- c) **Vendor List – Quick discussion on status (5 min)**
  - **Donna to prepare a vendor list.**

### **VIII. New business**

- a) **July Social invitation from Grace Evangelical Church (5 min)**

- **Tony posted the information for the July social on the Pinnacle Gardens Facebook page.**
- b) Steele Blades – open proposals **(5 min)**
- **Proposals will continue to be discussed in August.**
- c) Rules and Regulations (2<sup>nd</sup> revision) (approx. 30 min)
- **Discussion will continue when all board members are present.**
- d) Architectural Forms – Outstanding requests/Discussion about Cameras **(15 min)**
- **The board approved the request for 13510 Pinnacle Gardens Circle.**
  - **The board approved the request for 13539 Pinnacle Gardens Circle – Shaun to contact resident to explain item cannot be drilled into the brick.**
- e) Compiling list of Security Camera on Property – Donna & Tony
- **List forthcoming.**
- f) Schedule Monthly Walk through with Shaun
- **Walk through scheduled for July 25, 1:00pm**

**Adjournment (8:00 pm)**

**Meeting adjourned at 8:10 pm. Donna Hawkins motioned to approve, Melody Gary seconded the motion, all in favor.**

**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>	