

Tredegar Homeowner's Association Annual Meeting Minutes

Thursday, June 2, 2011

The meeting was called to order at 6:50 pm by Stacy Stevens, President. He welcomed everyone to the 2011 Annual Tredegar Homeowners Association meeting and he introduced the Board members.

Board Members in Attendance:

- Stacy Stevens, President,
- Michele Johnston, Vice-President,
- Angie Christopherson, Secretary
- Nancy Shuman, Treasurer
- Stacy Hixson, At Large

Twenty-eight households were represented, and a quorum was established.

Stacy extended a special welcome to Julie Combs and Sonny Vestal of Vestal Property Management, Incorporated.

2010 ANNUAL MEETING MINUTES

Minutes from the 2010 annual meeting minutes were read by Angie Christopherson. Sharon McGrew voted to approve the minutes and a second vote of acceptance was obtained.

DEPENDABLE LAWN CARE

Dusty Steelman of Dependable Lawn Care gave an update on the condition of the common areas.

He started pruning the first of June and will prune again after Labor Day.

The lawns are in good shape since we have had a rainy spring. He has been spraying for weeds, but as the temperature rises, he has had to stop. When the temps fall again, he will continue. Dandelions are the problem weed this year. They are a perennial and will germinate when the conditions are right. Clover will do the same as they are in the same category of problems.

He asked everyone that walks their dogs to please pick up the dog poop. It is an ongoing problem, and when it is hot and he runs over poop that sprays on him or his machines, it makes for a bad day.

He asks everyone that plans on putting up fences to please get a gate that is wide enough that he can drive the mower through so he doesn't have to push mow the yard. He also requested that poop be picked up in the yard before he comes to mow.

He asked if anyone had a question.

Q – You used to come on Thursday and sometime you come on Friday. Why?

A – Dusty’s schedule day is on Thursday, but when weather interferes with the schedule, such as when storms are in the area, he comes on Friday.

Q – Shouldn’t the Board approve gate widths before the owner installs?

A – The architecture committee will be required to address each request and determine if the entry gate is wide enough.

FINANCIAL REPORT

The 2010 financial report was read by Julie Combs. She addressed the following:

Income:	\$ 93,327.56
Expenses:	
Administrative	11,093.80
Maintenance	4,922.37
Utilities	4,170.03
Services	60,916.04
Taxes & Insurance	79,767.24
Net Operating Income	13,560.32

Questions followed the report:

Q – What is the \$7,000 transfer between accounts?

A – Don’t know; will research.

Q – What is the income from the condos?

A – Don’t know; Julie will send a balance sheet to those that would like to have it.

Q – Why is the pond maintenance so high?

A - It is done twice a year and the HOA pays for it monthly. Julie will look into finding a company with a more reasonable rate.

ELECTIONS

Stacy announced that there were two Board positions available to be filled. He thanked Michele Johnston and Wesley Hixson for their past service to the HOA. He asked the attendees if anyone would be interested in serving the two positions; Vice-President and Assistant At Large. Curtis Mays and Tim Yarbrough volunteered and were voted onto the Board by the raising of hands. No objections were made.

QUESTIONS FROM THE FLOOR

Q – How often do the lights get checked at the pond?

A – None unless a complaint is made.

Complaint: the lights in the sprayer are out and need to be fixed. Julie will have someone out to fix.

Q – A lamp post by Steve and Linda Thompson’s house is crooked. What can be done to fix it?

A – Julie will call Duke Energy and see if a correction can be made.

Q – Why is THOA changing management to Vestal Property Management from McKinney Property Management?

A – Stacy Stevens asked Sonny Vestal to address the question. Sonny said that David McKinney retired and put his company on the Internet to be sold and Sonny bought the company.

Q – Can we get the gazebo structure repaired and painted?

A – In the past painting the gazebo was done by volunteers; however, since the structure is in a state of being considered dangerous, Julie will get a quote to have it repaired and painted. She will call Stacy with the quotes.

Q – How can speeding be controlled on Tredegar?

A – The road is city owned, so the homeowners need to call the police. Julie will call the police in Kernersville and see if anything can be done.

Q – Are solicitations illegal in the subdivision?

A – Yes, people should tell the trespassers that they are not allowed to solicit in the subdivision.

Q – Can signs be put up to keep people from fishing at the ponds?

A – Julie will inquire about new sign costs. Needed are: No Trespassing signs and No Fishing signs to be installed at both ponds.

Comment: An issue regarding a bank account at the home of Ms. Winslow was discussed. Julie Combs has taken care of the problem.

Q – What about the Lelands? Some are dead.

A – Dusty has cut out a lot of the dead parts, and they are looking better. New trees were planted and some of the homeowners did not accept responsibility or were not physically capable of watering the new trees and some died.

The tree issue was discussed by the Board a few months ago. Discussions included replacing the trees with holly trees. Remove one row and plant hollies to give the trees a

chance to grow before the second row was removed and planted. Maybe replace the trees as they die from each end and move toward the entrance. Due to the economy, the replacement of the trees was put on hold. It will be discussed again at the next Board meeting.

Q – The big Oak trees on the summit of the “big hill” near the condos are hanging low. Can they be trimmed?

A- Julie will ask Dusty to trim.

No further questions were presented, and Stacy adjourned the meeting at 7:55pm.