

TREDEGAR HOMEOWNERS ASSOCIATION
MEETING MINUTES

Stacy Stevens called the Board meeting to order at 6:10 pm, December 7, 2011. In attendance were:

Stacy Stevens	- President	stacy.steens@hsl-nc.com
Curtis Mays	- Vice-President	fscurtix@live.com
Tim Yarbrough	- Treasurer	tyarboro@gmail.com
Cornell Winstead	- At-Large	wnstd32@gmail.com
Angie Christopherson	- Secretary	angelagc@live.com
Tom Matthews	- Guest	tomatblu50@yahoo.com
Susan Chandler	- Representative of Vestle Management	
Joan Johnson	- Guest	johnsonmac5@aol.com

Stacey read the minutes of the last meeting and they were approved.

Old Business

Dusty will plug and seed damaged areas only.

He will not put pine straw down in the spring on the hill behind the Town Homes.

He will provide three (3) bales of pine straw this spring to the Homeowners instead of five (5).

He will do the pruning twice (2) a year.

He was asked to provide a service contract to the Board, but the Board has not received one yet. Angie will call him and remind.

The issue of gate widths was discussed. The Architectural Board (Sharon McGrew and Oscar Young) must be told of all new gates that are to be installed or updated as they must be no smaller than 4' wide.

New Business

Susan Chandler brought a stack of ledger papers for the Board to review. Julie sent a statement with a charge of \$29 for the ledger papers, envelopes, stamps, etc. The Board rejected the \$29 cost on the grounds that the cost was for paperwork that was in error due to incompetence. The cost should be included in Vestle's monthly fee.

Tim will send his general ledger to Julie again. She must reconcile her records, adjust, correct, and resend a letter to the Homeowners that will include instructing the Homeowners to send their payments to our post office box. Julie sent the notices out previously on Vestle's letterhead and the Homeowner's are confused. He provided a copy to the Board.

Tim said his ledger shows money was collected the fourth quarter by Vestle, but none of our bills were paid. Vestle Management denies receiving any funds.

Tim reported to the Board that all our big bills are paid, and the balance for December is \$952.91. The cost of our bills have gone down.

There are three meters with Duke Power and they will accept a check for payment for all but one. A money order is required to pay the one until June, 2012, when that meter can be paid by check as well. They will not allow consolidation of the bills since there are three separate meters.

Stacy strongly emphasized to Susan that Vestle Management is not to print any more coupon books, and that Tredegar Homeowners Association will not be requiring their services at contract end.

Stacy suggested that Sonny Vestle be provided with a copy of the minutes.

State Farm Insurance turned us down for the claim of the money stolen by McKinney Management. Tim provided a copy of the letter dated November 4, 2011.

A copy of a legal document for one of the Homeowners was provided.

The Board voted to work with folks that are delinquent in dues to get them current.

Oscar Young and Michele Johnston said the lights in the front are staying on continuously. Tim said he would look into correcting the problem.

The gazebo has been examined and is in stable condition. It needs a coat of paint and minor repairs. The work will be done in the spring. The painting will be done by Tim Matthews and other volunteers. THOA will purchase the paint for the project.

The pump in the small pond is working but sluggish; probably due to the abundance of fallen leaves. Tim will call about the pump and have it examined as soon as the weather allows.

The roof that was leaking at one of the townhomes is fixed. Tim had Hugh Mespelt of BTL Siding and Windows examine and fix the roof (ridgecap) for \$100.

The By-Laws state that the Homeowner's Association is responsible for the repair and maintenance of the roof only; not the roof "system" such as gutters. The gutters and associated materials are the homeowner's responsibility. The Association is responsible for the painting of the outside exterior.

A letter will be sent referencing the new address and the dues that are required. It will state that the single homes pay \$67 and the cluster and townhome owner's pay \$248. It will also ask those that are later than 20 days to include a \$10 late fee. The letter will remind the recipients about the 4' gate that is required with any new fence or updated fence. Angie will develop the letter and send to Stacy.

Tim asked that Stacy write a letter to be used as a template for late fees.

Stacy submitted his official resignation. He will help all he can, but he recommended Jason Landry be elected to take his place. He will ask Jason to attend the next Board meeting. The Board elected Cornell to serve At-Large and Curtis to serve as Vice-President. Stacy approved and Tim 2nd the motion. Tim is Treasure, Curtis is Vice-President, Cornell is At-Large, Angie is Secretary.

The next Board meeting will be held Wed., Jan. 11, 2012, at 6:00 at Curtis May's home.

The meeting was adjourned at 7:40 pm.