

Tredegar Homeowners Association
Post Office Box 2481
Kernersville, North Carolina 27285
tredegaronline.com

BOARD MEETING MINUTES

Curtis Mays called the meeting to order April 25, 2012, at 6:04 pm. Attendees were:

Curtis Mays – President	fscurtix@live.com
Jason Landry – Vice-President	Jason@elementalmaze.com
Angie Christopherson – Secretary	angelagc4@live.com
Cornell Winstead – At Large	wnstd32@gmail.com

The minutes of March 25, 2012, were read by Angie. No corrections were required.

Old Business

Curtis suggested that the Board terminate Foster's Lake & Pond Service as they are extremely expensive for the small amount of work that they perform. It was 2nd approved by Cornell and 3rd by Jason. Pro Ponds of the Triad has provided a quote for \$675 a year to:

- . Add Muck Away two times a year to keep the debris off the bottom of the pond
- . Add Pond Clear twice a year as it is beneficial bacteria and keeps the water in balance
- . Add Black DyeMond pond dye during the summer to keep water cooler for the fish
- . They will service the aeration fountains twice a year for preventative maintenance

The savings from Foster's Lake and Pond Service at approximately \$3,400 a year to the local ProPonds of the Triad's cost of \$675 a year will save the Homeowners \$2,725. They sent a contract for the services to Curtis.

Angie purchased the "No Trespassing" signs and the Board reimbursed her with check #1061 for \$58.50. Curtis and Cornell will go to Lowe's and pick up post and concrete. The men will put them up at the ponds asap because people are starting to fish and trespass in the areas that are off limits to people that do not live in Tredegar or are visiting a resident.

Tim called Caudle Electric about the lights in the front. Both lights will be raised 7", bulbs and batteries will be replaced, and a photo cell for each will be installed so that they will go off when the sun rises instead of requiring someone to adjust them every season. However, Caudle Electric did not return. Therefore, Durbin Electric will refurbish the lights.

Curtis gave Angie the Board's book of minutes, By-Laws, etc., that had been sent to the printer to be provided to the insurance company in the hope that we can obtain some of the money lost to McKinney Management.

Curtis gave Angie a letter from Higgins Benjamin, Attorneys at Law, dated 3/29/12, regarding the release of a lien against a homeowner. Also, he gave her the NC Dept. of The Secretary of State Change of Registered Office and/or Registered Agent of Tredegar Homeowners' Association, Inc., and the NC General Warranty Deed for Lot 29 to be filed with THOA documents.

The gazebo has been painted thanks to Cornell and volunteers in the community. He will powerwash the floor of the gazebo since it is treated lumber, so painting won't be necessary.

The Board has had mixed reviews on the new landscape company, Turf Tech Landscape. There are a couple of issues that Curtis will speak with them about such as doing a better job on the edging duty. Nothing major has been complained about. Good comments have also been received.

There is \$25,742 in the bank. Several residents have not paid, so letters will be sent or the attorney will be asked to send a letter for the Board.

Angie has received permission from the Board to purchase some flowers and she will plant them in the front of the subdivision in order to improve the appearance and remove dead shrubbery.

The annual board meeting is being planned for Thursday, June 14, 2012 from 6:30 to 7:30. It will be held at the Baptist Church in Kernersville. The rent is \$50 for the room. Oscar Young has contacted the caterer. The menu will be light hors d'oeuvres, coffee, and tea.

A lot of people are asking for the updated books. Everyone is trying to get their neighbor's addresses confirmed. Jason will rework the book. Angie will send him the files.

The next meeting will be held at Curtis Mays' home, Wednesday, May 23, 2012, at 6:00 pm.

Curtis adjourned the meeting at 7:00 pm.