

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

BOARD MEETING MINUTES

Curtis Mays called the meeting to order March 14, 2012, at 6:00 pm. Attendees were:

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

The minutes of February 15, 2012, were read by Angie. Corrections to the Board's titles were made.

Old Business

Foster's Lake & Pond Service is located in Garner, NC, and recently was at the pond for maintenance. Tim took oxygen measurements after they left and the oxygen is extremely low, the algae are growing, and the fish are lethargic. Tim will contact Foster's and find out what they did at the pond and what they thought was the correct action to take to fix the oxygen depletion problem. Tim will look into locating a pond service that is local to obtain better service and save money.

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.

The Board is receiving complaints about Dusty Steelman's landscape service, Dependable Lawn Care. There are bare spots where seed should have been spread at the Cluster homes. Weeds are taking over. Angie will contact Dusty.

Dusty was paid a little more for this quarter as he replaced a dead Leland with a Cypress. Each Leland that dies will be replaced with a Holly tree.

The Board received the letter from Higgins Benjamin, Attorney At Law, which was sent to the family that has not paid their dues in seven years. The Board decided instead of foreclosing on their home, to place a lien on the home instead. It would take too much time and money to foreclose, and the Board doesn't need another structure to rent or try to sell.

Curtis provided the Board with letters of notice that would be sent to homeowners that are late on their dues. The first letter would go out the first day of the month that the dues are late. The second letter would go to the homeowner on the 15th of the month, and if the letters are still ignored ten days after the notice on the 15th, the Board will file for collections in Small Claims Court. At this point, three families have not paid their dues for the quarter and letters are being sent to them.

New Business

Curtis Mays distributed a letter that will be sent to each Tredegar resident to update them on the state of the neighborhood, remind everyone of some of the rules and regulations, as well as how to contact

the people on the Board and on the Architectural Committee. Recommendations were made, and Jason Landry will make the corrections, changes, and additions.

Tim said he has spoken with the IRS and they say the Homeowner's association has not paid taxes in three (3) years. There is no proof to be found contradicting their statement. He will meet with them next week.

Tim reported that the bank account contains \$10,134 and all large invoices for March are paid. Dues are coming in and at the end of the quarter, March 31; the account should contain approximately \$29,700 to begin the 2nd quarter, May 1.

It is suggested that the new homeowner's directory be updated asap. Angie will get the updates for Colston Court, Jason will work Davenport, and Curtis will work Tredegar. Address labels will be used to give to Angie to update the data.

Vestal Management Service was paid their final payment this month, so no more money will be required for their service or lack thereof. Their records showed 139 residents, but there are 143.

Cornell and Tom Mathews have made plans to paint the gazebo and all are welcome to join. Bring a paint brush on Saturday, April 14, at 9:00 am and pitch in to help. The rain date will be May 5th. So far there are three volunteers. Tom will purchase three or four gallons of white paint and a gallon of Thompson's Water Seal. He will provide the Board with the receipt at which time he will be reimbursed.

Angie will look into "No Trespassing" signs for the two ponds as people outside of the neighborhood are starting to fish in the ponds again. It was recommended for homeowners to provide a small signed note to their guests to carry when they visit the ponds so if asked by a resident if they are invited guests, they will have proof of permission to be on the property.

The next meeting will be held at Curtis Mays' home, Wednesday, April 25, 2012, at 6:00 pm.

Curtis adjourned the meeting at 7:00 pm