

TREDEGAR HOMEOWNER'S ASSOCIATION

April 10, 2013

Board Meeting Minutes

www.tredegaronline.com

Curtis Mays called the meeting to order at 6:00 pm.

Board Members present were:

- Curtis Mays, President fscurtix@live.com
- Jason Landry, Vice-President Jason@elementalmaze.com
- Angie Christopherson, Secretary angelagc4@live.com
- Tim Yarbrough, Treasurer tyarboro@gmail.com
- Cornell Winstead, Member At Large wnstd32@gmail.com
- Tom Mathews, Architectural Committee Member tomatblue50@yahoo.com
- Elaine Giles, Guest jegilesnc@yahoo.com

The minutes of March 6, 2013, were read and approved by Curtis and Jason.

Tim reported that the dues were coming in good, and that the HOA has \$23,460 in checking and \$21,065 in savings with a total of \$44,525 combined.

The pond management bill from Solitude Lake Management will be paid with \$580 going toward stocking the ponds with 5,000 minnows.

The 2012 ledger is read. The 2011 ledger will be ready next week.

The audit scenario hasn't improved. Tim's wife, Bonnetta, is trying to find a new CPA. The audit must be performed by a certified CPA and no one is interested. All we can do is keep trying to find someone to do it.

The new checks for the HOA are in.

Tom reported that the same two geese are still around the pond, but that the good thing is they run all other geese off because of their nest. It is hard to keep the geese away when people feed the birds.

Curtis reported that he talked to the DA about the prior management company's date of trial and he said it will be in June. Curtis doesn't think we will get any money as he is destitute and has no money. If he is sentenced, he will probably receive about two years.

The pond contract is in place with Solitude Lake Management. They are expensive, but no other company is interested in maintaining the ponds, so we have to use who we can get.

Curtis suggested that a separate notebook be kept for the pond management.

The annual yard sale will be held Saturday, June 8th with a rain date of June 15. Elaine Giles will place an ad in the Winston-Salem Journal. The homeowners will be responsible for putting up their own signs and taking them down. The sale will be held from 8 am to 1 pm.

The annual HOA meeting will be held at the First Baptist Church, Kernersville, at 6:00 pm Thursday, June 6, beginning at 6:00 with refreshments and sign-ins. The business meeting will begin at 6:30. Sandwiches, coffee, tea, chips and dip, and fruit will be provided for 60 people. A new secretary and an At-Large person must be elected.

Postage paid post cards announcing the meeting and providing proxies will be developed by Jason so that the homeowner's that cannot attend can name a proxy, sign the card, and drop it in the mail without any inconvenience.

All the documents necessary for our insurance company to determine how much money, if any, the HOA is entitled to in association to the theft from McKinney Management have been sent to their lawyer. Now we wait.

The bank behind the townhomes will be finished this week. Turf Tech aerated and spread pine straw on the bank. They have also sprayed the lawns for weeds. They spread 813 bales of pine straw total.

Our attorney, Ben Benjamin says we will collect \$7,080 from back dues from some of the homeowner's that have not paid dues in the past.

The next meeting will be held Wed., May 8th at 6:00 at Curtis May's home.

The meeting was adjourned at 6:48pm.