

Tredegar Homeowners' Association  
Annual Meeting Minutes

The THOA Annual meeting was held at First Baptist Church on June 4, 2018 at 6:30 PM.

A quorum was met and we proceeded with old business and new business.

The 2017 annual meeting minutes were read and approved. Jeff Pickle moved that they be accepted and Angie Christopherson seconded.

Bruce Christopherson gave our financial report. All dues are current. As of May 31, 2017, we currently have \$31,610.03 in checking and \$51,146.24 in savings. The Conning Court roof project has been paid in full. We currently have \$82,756.27 in total assets after all expenses.

In old business, the gazebo has still not been repaired. Bruce is seeking another quote. It will be painted gray and white. If you want a different color, please talk to Bruce.

The landscaping contract has been renewed with the current company. Two quotes were received, but the second quote was significantly higher.

The fence at the end of Tredegar Road been repaired.

Our annual yard sale is Saturday, June 9 from 8 to 1 PM. Anyone participating should put a sign in their yard. Classified ads have been placed in the Kernersville news, the Winston-Salem Journal, and the Greensboro News and Record.

There were no elections this year.

In new business, the entrance signs have been painted.

The homeowners Association covenants expire in 2026. There is a possibility that we need to condense or revise the covenants to better reflect the current state of the neighborhood. If you have any suggested changes, please send to Bruce.

Bruce then proposed a change to the covenants immediately. The proposed covenant amendment will be in article VI section 3(a): The feeding of all wild mammals, rodents or geese is prohibited by all residents in sections one, two, and three. Perpetrators will be fine \$25 for the first offense; \$50 for the second offense; and \$100 for any offense there after. The amendment was passed on a hand vote.

The Conning Court property has been reviewed by an attorney hired by the homeowners association board. The individual owners property stops at the structure. The homeowners association owns the lawn, road, and property. When it is time to replace or repair the Conning Court street, all property owners will be responsible for the cost.

Bruce reminded everyone to clean up after their pets.

Questions and comments were accepted from the homeowners in attendance. There was a lively discussion about parking on the side streets. Bruce reminded everyone that the rules were included in the covenants that everyone signed when they purchased their property. The recent actions around the parking were due to safety concerns raised by homeowners. One homeowner asked if anything could be done about the condition of the pavement and the crack sealing that was done by the town on all of the streets. Bruce replied no, that is standard town practice. Bruce will follow up on the weeds on the bank at Conning Ct.

The raffle money was given to three homeowners in attendance. Each one received \$50.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Donald Mackey, Secretary