

Tredegar Homeowners' Association  
Board Meeting Minutes

The THOA Board met on August 5, 2019 at the home of President Bruce Christopherson. Attendees were: Bruce, Linda Meadows, Wayne Johnson, Jeff Pickle, Phil Davis, Kay Klaiber, and Tim & Bonretta Yarborough (guests – 1609 Tredegar).

The July minutes were read and approved.

Linda gave our financial report. We currently have \$28,360.18 in Checking and \$76,169.62 in Savings. All dues are current.

Old business:

1. Although Bruce has authorized the work, the catch basin and drain have not yet been installed to address the mud at the entrance of Conning Court.
2. Bruce sent out 25 letters to owners of the townhouses regarding a proposed gutter replacement plan. He has received 7 responses (5 Yeas / 2 Nays) as of today.
3. The death of multiple fish in the man-made pond was determined to be due to a lack of oxygen and an overpopulation of fish. Our pond maintenance company, Solitude, cleaned the pond free of charge.
4. Estimates for the proposed tree project along Shields Road are being obtained by Wayne. The Tredegar-wide meeting with the architectural committee, concerning the project, has been moved up to September 6, 2019.
5. Bruce is researching annual premium quotes for Tredegar common areas and ponds.
6. Curtis suggested removal of trees infringing on gazebo. The architectural committee will investigate.
7. A townhome owner raised concern about a shutter issue on her unit and asked if this was her or the HOA's responsibility. Per covenants, owner was notified it is her responsibility.
8. Townhome doors are soon to be clear-coated, paid for by the HOA. Estimates are being obtained.

In new business, a couple issues have been brought before the Board:

1. Guests Tim & Bonretta Yarborough represent at least 8 families with concerns regarding the quality of our lawn care service. The concerns include the following: leaving dead grass behind, poor/absent weeding, leaving gates open, clippings on cars/patios/flower beds/ponds, poor hedging, not edging sidewalks, moving too quickly, offering services at extra cost but not performing the commissioned job well and/or in its entirety. Bruce to address with lawn care company.
2. Continued concerns regarding cars parked on streets, aside from only permitted parking from 8am-4pm on Tredegar Road.

The next meeting is the Tredegar-wide meeting to address the proposed tree project along Shields Road. It is scheduled for September 6, 2019 at 6:45 pm. Sign-in begins at 6:30 pm. Letters to be sent out to all residents.

There being no further business, the meeting was adjourned.

Respectfully submitted,  
Kay Klaiber, Secretary