

Tredegar Homeowners' Association  
Board Meeting Minutes

The THOA Board met on July 8, 2019 at the home of President Bruce Christopherson. Attendees were: Bruce, Linda Meadows, Wayne Johnson, Jeff Pickle, Phil Davis (new Vice President), Kay Klaiber (new Secretary), and Gwen DeMaeged (guest).

Linda gave our financial report. We currently have \$11,634.84 in Checking and \$76,167.68 in Savings.

Old business:

1. The identified source of the mud at the entrance to Conning Court is going to be addressed by installing a catch basin and underground drain to re-route the problem waterflow.
2. Bruce continues working on condensing the Declaration of Covenants, Conditions and Restrictions of Tredegar and will be sending to the lawyer soon. Please send any remaining suggestions as soon as possible.
3. The meeting concerning the tree project along Shields Road is currently scheduled for 10/7/19, but may be moved up to a date in September (TBA). The Architectural Committee is in the process of gathering quotes and solutions to present at this meeting.
4. Concerning maintenance of the townhouses, cleaning of the gutters one time per year will be funded by the HOA as voted on in the annual meeting. Bruce to compose letter to individual occupants regarding proposal for possible gutter replacement plan. Quotes will be obtained to begin addressing the painting of the columns, doors, and windows of the townhomes. Per the covenants, this is the financial responsibility of the HOA if the components to be painted are comprised of wood.

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

1. Renters and/or owners of the townhomes are parking on the grass. This is not permitted, as the grass surrounding the townhomes is HOA property.
2. The fish in the man-made pond are appearing thinner than would be expected. Bruce will investigate potential cause.
3. We still have non-residents fishing on our ponds without being accompanied by a resident.
4. Please do not park on any street other than Tredegar, the only street that permits parking and that being between the hours of 8am and 4pm.
5. Trees hanging over sidewalks in sections 2 and 3 housing should be being maintained by our lawn care service. Bruce to address.
6. Concerns of neighbors dumping yard waste behind spring fed pond, which is not permitted per HOA covenants.
7. Juniper flowers behind townhomes need weeded. Will be addressed by lawn care service.

A card was received from Cheryl Mathews and her sons in honor of the recent passing of husband and father, Tom:

Tom loved so many of you folk in Tredegar. Thank you for honoring him with flowers, well wishes, and prayers.

Love for all,  
Cheryl and sons

The next monthly meeting has been scheduled for August 5, 2019.

There being no further business, the meeting was adjourned.

Respectfully submitted,  
Kay Klaiber, Secretary