

Tredegar Homeowners' Association

Annual Meeting Minutes

The THOA Annual meeting was held at First Baptist Church on June 3, 2019 at 6:45 PM.

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

The 2018 annual meeting minutes were read and approved. Curtis Mays moved that they be accepted and Wayne Johnson seconded.

Bruce Christopherson gave our financial report. All dues are current. As of May 31, 2019, we currently have \$16,288.29 in checking and \$76,165.80 in savings. We currently have \$92,445.09 in total assets after all expenses.

In old business, the gazebo has been painted. The entrance has been pressure washed and has new landscaping. Bruce reminded everyone to submit comments on the covenants. So far 4 have been received. Once all are received, they will be put together and reviewed by our lawyer. The draft version will be sent to the homeowners in advance before they are voted on.

In new business, the buffer zones were discussed. The discussion was lively. The HOA is not legally responsible for maintaining any of the buffers, but have been doing so to varying degrees. The Leland cypresses in the buffer along Shields Road are dying and must be replaced. The discussion continued for several minutes around what type of plant to go back with, how much will it cost to maintain, should the plantings be moved to the edge of the property, should we check with an arborist, what about the stumps, who is responsible for the Leland cypresses on the path to the gazebo, and what about maintenance of the buffers inside the subdivision.

Curtis Mays made a motion that "the HOA should maintain all the buffers inside Tredegar (not including along Shields Road) by pruning and removing trees as necessary. Replacement will be the responsibility of the homeowner." Wayne Johnson seconded the motion and it passed on a hand vote.

Curtis Mays made a second motion that "the HOA remove and replace the Leland cypresses along Shields Road with a suitable plant to be defined later at a cost not to exceed \$60,000. This would include a new drip line for irrigation." After much discussion, the motion was withdrawn.

David Calhoun made a subsequent motion that "the HOA architectural committee shall prepare a report on the project to replace the Leland cypresses along Shields Road. The report shall contain options on types of plants, multiple quotes to replace the plants, costs to remove the stumps, and pictures or drawings of proposed plants to the greatest extent possible. On or about October 15, 2019, a notice of a special meeting where the report will be presented will be sent to all homeowners." The motion passed on a hand vote.

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

Elections were then held. Bruce Christopherson was the only candidate for president and was elected on a hand vote. Kay Klaiber was the only candidate for secretary and was elected on a hand vote. Linda Meadows was the only candidate for treasurer and was elected on a hand vote.

At the meeting it was announced that Tim Yarbrough was resigning the position of Vice President. Phil Davis and Mike Chieffo both ran for the vacated position. Phil Davis was elected on a hand vote.

Questions and comments were accepted from the homeowners in attendance. It was noted that one of the newspaper delivery people is not driving safely through the neighborhood, but could not say for sure which paper he was delivering. Bruce asked anyone that could identify him in the future to let him know and he would address the situation with the appropriate newspaper.

One homeowner requested that their personal information not be published in the neighborhood directory. Bruce directed them to let Jeff Pickle know and he would take care of it in future editions.

One homeowner questioned painting the doors, shutters, and columns on Conning Court. Bruce said he would start the process, but that it would take coordination as all the homeowners had to leave the doors open for several hours.

One homeowner requested the HOA check to see if the home rentals were being conducted in accordance with the covenants.

One homeowner brought up maintenance of the continuous gutters around the homes on Conning Court. A motion was made that "the HOA assume responsibility for cleaning the gutters one time each year." The motion passed on a hand vote.

Bruce to investigate the source of the mud at the entrance to Conning Court again. Several homeowners offered to help identify the source of the sediment.

There was a reminder about the neighborhood annual pig picking.

A question was raised about what should a homeowner do if a neighbor's shrub was growing into their yard. It was advised that they could trim the portion that was on their property.

Bruce to contact the homeowner again about the bamboo.

Bruce to speak to the landscaper about pulling weeds from bushes when trimming.

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