

Tredegar Homeowners' Association
Shields Road Tree Project Meeting Minutes

The THOA tree project meeting was held at First Baptist Church on September 6, 2019 at 6:45pm.

Forty-four households were represented, and we proceeded with old and new business.

The August meeting minutes were read and approved. Gary Shaver moved that they be accepted and Joseph Turano seconded.

Linda Meadows gave our financial report. All dues are current. As of August 31, 2019, we have \$24,117.95 in Checking and \$76,171.56 in Savings, equaling \$100,289.51 in total assets after all expenses.

Old business:

1. Regarding the proposed solution of installing a catch basin and drain to address the mud issue at the entrance of Conning Court, an alternate option is being looked into as there are too many utility lines in the way to install the drain pipe.
2. Bruce obtained 3 insurance quotes before renewing Tredegar's policy with Nationwide Insurance.
3. In response to the 25 letters Bruce sent out regarding a proposed gutter-replacement for the townhouses on Conning Court, Bruce received 19 responses (15 yes and 4 no). The Board offered to break the cost into 8 payments of \$84 (paid in addition to quarterly dues) over the next 2 years. Since there was a majority vote in favor of the plan, the work is being commissioned to begin the first week of October.
4. Bruce spoke with the landscape company in regards to the complaints from Tredegar residents concerning the quality of our lawn care service. Bruce is obtaining quotes from other landscaping companies should these complaints not be addressed adequately.

New business:

1. Tredegar homeowner with question regarding maintenance of Leland trees at the end of her property separating her yard from homes on Armistead. Is it her fiscal responsibility or Tredegar's? Bruce to follow-up at later date.
2. The lowest quote obtained to remove and replace the 117 Lelands lining Shields Road is \$47,887.79 from Outdoor Exposure. This is for a replacement with alternating Carolina Sapphire Evergreens and Nellie Stevens Holly trees. This quote would include the following services: remove every Leland, every stump, and haul away (except for Lelands next to Hardwoods, which would just be cut and ground down), installation of a drip-line on a timer (attached to the existing sprinkler system), use of time-released fertilizer, a 1-year warranty that includes removal/replacement of sick trees (not storm-damaged trees), putting down protective equipment mats in the grass to complete work without disrupting the lawn, removal of the 9 Cypress trees and stumps at the end of Davenport Court (replaced at a later time at extra cost if desired), clean-up, follow-up inspections of tree health, topsoil for backfill and compaction to

areas where stumps are removed, and pine needles added around newly planted trees. The company maintains \$1,000,000 in general liability insurance at all times. Scott Saintsing, the owner of Outdoor Exposure, was present and answered questions regarding proposed plan.

3. Questions answered included life expectancy (45-50 years if properly maintained) and space between trees (initially 6-7’).
4. Concerns about proposed tree replacement project included cost (depleting HOA finances) and worries about subsequent increase in HOA dues for Tredegar residents. Bruce assured that HOA dues would not be increased due to this investment.
5. Benefits considered regarding the proposed plan included curb appeal of Tredegar and ability of trees to thrive (a concern if trees continue to just be replaced as they die with a new, young tree that has to compete with surrounding mature trees for sunlight, ground nutrients, etc) and avoiding added costs of multiple visits to address individual tree deaths (5 replaced last year).

A motion was made by Jerry Strand that the proposed Shields Road tree project be accepted. Dave Calhoun seconded the motion. A vote was taken and passed with 37 Yeas and 7 Nays.

A motion was then made to vote on the proposed alternating Evergreen and Holly trees (benefits considered: contrast to add depth to tree line and added protection from spread of disease particular to each tree genus). Roger Motsinger moved that the alternating tree line be accepted, and Linda Meadows seconded the motion. The motion was also approved by majority vote.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Kay Klaiber, Secretary