

Tredegar Homeowners' Association

Board Meeting Minutes

The THOA Board met on June 6, 2022, in the conference room of the Paddison Memorial Library in Kernersville. Board member attendees were Bruce Christopherson, Wayne Johnson, Jeff Pickle, David Mabe, Linda Meadows, and Steven Smithers. Bruce called to order and facilitated the meeting.

Roster for Tredegar residents was gathered at the door and is on file. Agenda was also provided at the door, along with door prize raffle.

Financials:

Bruce presented our financial report. As of end May 2022 account balances are \$35,330.42 in checking, and \$54,836.50 in savings. An itemized breakdown of financials for period June 1st, 2021 thru May 31st, 2022 was included in the agenda.

McKinney judgement update provided, and matter is now closed after last deposit to the Tredegar HOA account.

Old Business:

1. Gazebo repairs have been completed and the group expressed positive feedback with the work that was done.
2. We still have not reached the 107 needed total of the covenant amendments; copies provided at the annual meeting, and some returned. If more needed attempts will be made to collect those ASAP in order to move forward. Currently we have 98 out of 107.
3. Discussion had for potential payment of Tredegar HOA Board members to increase interest in positions and to continue allowing it to be governed internally. Vote was made with the majority of residents voting there should be compensation, however it was determined that a model of what that looks like should be developed and presented for future consideration.
4. Work continues with the updated directory.
5. Parts for the water fountain remain on order. Parts that arrived recently did not function, and so another order had to be made.
6. Bruce will be assessing the need for landscaping at the end of Tredegar Rd.

New Business:

1. Landscaping quotes:
 - Turf Teck: \$62,976
 - Ideal Land: \$51,059 (presently contracted)

A majority vote was made for efforts to return to Turf Teck contract. Bruce and Wayne are going to strive for another quote from Turf Teck.

2. A motion was made to address rental agreements/properties in Tredegar; board members agree to add to agenda and have continued discussions for said agreements.
3. Majority vote was for only allowing parking on the street of Tredegar Rd.
4. A motion was made to develop internal auditing for the HOA of Tredegar; board members of HOA agree to add to agenda.

Elected Officials of Tredegar HOA

President:

Wayne Johnson

Vice President:

David Mabe

Treasurer:

Bruce Christopherson

Secretary:

Steven Smithers

At Large:

Jeff Pickle

The board and residents of Tredegar gave a special thanks to Linda Meadows for her dedication and hard work in the role of Treasurer for the time that she served. Also, the board and the residents gave huge shout outs to Bruce Christopherson for his role as president, and support for transition to the position of Treasurer.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Steven Smithers, Interim Secretary