

## **Tredegar Homeowners' Association**

### **Board Meeting Minutes**

The THOA Board met on September 6, 2022, via Zoom conference call. Board member attendees were Wayne Johnson, Bruce Christopherson, David Mabe, and Steven Smithers. Wayne called to order and facilitated the meeting.

#### **Financials:**

Bruce presented our financial report. As of end September 2022 account balances are \$32,454.16 in checking, and \$59,838.42 in savings. 2 people delinquent of HOA fees.

#### **Old Business:**

1. Pond Fountain installed and working well.
2. Currently we have 98 out of 107 covenant amendments, efforts continue to collect.
3. Wayne motioned that HOA board member remain voluntary vs. paid representatives.
4. Daniel with Turf Tech is assessing any landscaping needs at the end of Tredegar Rd.
5. Wayne has acquired outside independent auditor for Tredegar HOA:
  - Auditor Darrel Stallard, CPA
  - \$300.00 for 3 years 2019, 2020, 2021
  - Audit every 2 years
6. Rental agreements/properties in Tredegar continued discussion ongoing. Wayne to reach out to resident that brought issues to annual HOA meeting.
7. The Tredegar Architectural Committee has new representatives:
  - Mike Chieffo – Head Member
  - Russell Tuttle – Support Member
8. David obtained Pond Lake MGMT quote and will acquire documents to proceed:
  - Authorized dealer of fountain
  - Twice a month both ponds \$350.00/mo., \$4,200 annually with \$350.00 discount
  - Motion made to contract monthly to start in order to evaluate work done

#### **New Business:**

No new business.

The next monthly meeting has been scheduled for Tuesday October 3rd, 2022, at 6:30 p.m. via Zoom Conference call.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Steven Smithers, Secretary