

Minutes of Tredegar Homeowners Association Board Meeting

The Board met via Zoom on December 9, 2024. Wayne called the meeting to order and facilitated the meeting. Present were Wayne Johnson, Bruce Christopherson, Jeff Pickle, Russell Tuttle, David Mabe, Laine Ropson, and Linda Meadows.

Linda read the minutes of the November 4th, meeting. The minutes were approved.

Bruce presented the financial report as of October 31, 2024. He reported \$17,020.34 in checking and \$52,455.46 in the business money market account. There is one delinquent homeowner account. Letters have been sent.

Old Business:

- Discussion continued concerning fences, gates, and lawn structures that inhibit the large mowers from working in some yards.
- Turf Tech has cleaned up the common areas of overgrown weeds and dead trees. One dead tree remains to be removed.
- Chad Rivers delivered and spread pine straw in the front yards of the cluster homes and townhouses.
- Letters will be sent to homeowners who are violating the by-laws regarding maintenance and landscaping by allowing excessive weeds and dead, dying, and unattended trees.
- Black Dog Handyman Company updated, repaired, and replaced the deteriorating mailbox posts and mailboxes on Conning Court. The board will replace the numbers on the mailboxes to ensure consistency of appearance.

New Business:

- Homeowner, Laine Ropson, had kind words for the HOA board and commended the Turf Tech for the pine straw and all the yard work done during the year. She also commended the neighborhood as being well-tended overall. She especially appreciated the map of Tredegar home sites that Jeff posted on the home page of the Tredegar website under Reminders and Notices.
- Letters have been received from homeowners who are concerned that yards on Conning Court are becoming cluttered. The Board will send letters to homeowners to remind them that yard presentations of the townhomes need to meet the standards and overall uniformity of the neighborhood.
- The issue of tree roots growing to the surface of the lawns in some townhomes was discussed. The board will research the best ways to handle the issue.

The next regularly scheduled meeting is Monday, January 6, 2025 at 6:30.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Linda Meadows, Secretary