Tredegar HOA Monthly Meeting Highlights - January 6, 2025

Attendance:

- Wayne Johnson (Chair), Bruce Christopherson, Russell Tuttle, David Mabe, Mark Luna, and Jeff Pickle

Meeting Opening:

- Jeff read and minutes approved from the December 4th meeting.

Financial Report:

- Checking: $10,424.23; Business Money Market: $51,455.90
- One delinquent homeowner; letters sent.

Old Business:

- Fence and gate structures obstructing lawn maintenance were discussed.
- Turf Tec cleaned common areas and removed dead trees (1 tree still pending removal).
- Pine straw delivered and spread in front yards.
- Letters sent to homeowners violating bylaws related to landscaping.
- Black Dog Handyman updated and repaired mailboxes; mailbox numbers to be replaced.

New Business:

- Lane Ropson commended HOA and Turf Tec for yard maintenance.
- Letters to be sent to address cluttered yards on Conning Court.
- Tree root issues raised; board to research solutions.

Financial Decisions:

- $10,125 paid for pine straw.
- $64 additional payment for pine needles in certain areas debated and approved.

Community Concerns and Decisions:

- Clarity on homeowner responsibilities for landscaping and bylaws emphasized.
- Suggestions to deter geese near ponds discussed, including visual deterrents.
- Approval of additional $921 with planting of 16 holly shrubs to prevent erosion.
- Arborist evaluation required for tree removal; HOA architectural committee approval needed for tree removal.

Resident Queries:

- Guidelines provided for satellite dish placement—must be inconspicuous.

- Inquiry about stained fences addressed; further follow-ups planned.

Next Meeting:

- Scheduled for February 3rd, 2025.

Closing:

- Meeting adjourned after addressing final concerns.

Action Items:

- Send letters regarding landscaping violations.
- Research solutions for tree roots and geese deterrence.
- Replace mailbox numbers for consistency.
- Follow up on fence staining timelines.
- Ensure bylaws and architectural guidelines are updated online.