

## Minutes of Tredegar Homeowners Association Board Meeting

The Tredegar Homeowners board of directors met via Zoom on August 4, 2025. Present were Mike Chieffo, Bruce Christopherson, David Mabe, Jeff Pickle, Russell Tuttle, and Jay Jocelyn. Mike called the meeting to order and facilitated the meeting.

Jeff read the minutes of the July 7th meeting. The minutes were approved. Bruce presented the financial report as of July 31, 2025. He reported \$25,603.95 in checking and \$41,458.71 in the business money market savings account. Three accounts were unpaid.

### Old Business:

- **Tree Work:**
  - \$10,000 quote from Daniel for general tree trimming—postponed.
  - Dying tree on **Davenport** under evaluation; awaiting removal quote and replacement plan.
  - Common area work billing tabled; location verification pending.
- **Flock Safety System:** Continued use approved.

### New Business:

- **Homeowner Concern – Conning Court:**
  - Black mold and water damage reported (bathroom wall/lamp).
  - Roof leak suspected.
  - Liability and legal clarification needed.
- **Geese Control:**
  - Goose Masters quote rejected due to high cost.
  - Alternative deterrents (fake chickens, citrus sprays) discussed.
  - Further inexpensive options to be explored.
- **Vacant Properties:**
  - Three vacant properties exist with plans to sell pending.
- **Bank Account Access:**
  - Treasurer is sole signatory
  - Plan initiated to add member-at-large for redundancy.

The next regularly scheduled meeting is Monday, September 8th, 2025, at 6:30pm. There being no further business, the meeting was adjourned.

Respectfully submitted,

Jeff Pickle, Member-at-Large