

Minutes of Tredegar Homeowners Association Board Meeting

The Tredegar Homeowners board of directors met via Zoom on January 5, 2026. Present were Mike Chieffo, David Mabe, Art Wedemeyer, Jeff Pickle, and Linda Meadows. Mike called the meeting to order and facilitated the meeting.

Linda read the minutes of the December 3rd meeting. The minutes were approved. Art presented the financial report as of December 31, 2025. He reported \$19,916.00 in checking and \$41,460.45 in the business money market savings account. Art reported that the HOA is losing \$2500 a year. The board will look at options to prevent losses.

Old Business:

- The pond maintenance people re-set the timer on the pumps to save electricity.
- Mike received an estimate of \$899.50 for a tree on Conning Court to be cut down, ground up, and replaced; another tree on Whitworth has been cut down and needs to be ground up.
- Mike received an estimate of \$250 for an audit of Treasurer's books.

New Business:

- The price of pond maintenance has increased to \$360.50 a month.
- Jeff has received, reported, and responded to e-mails via our website.
- Art will look up invoice for gutter guards installed by Carolina Best Roofing to address complaints that water is not draining properly and leaves are accumulating in the gutters.
- The board unanimously approved a new contract for lawn service with Greenstripe.

The next regularly scheduled meeting is Monday, February 2, 2026, at 6:30.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Linda Meadows, Secretary