

Minutes of Tredegar Homeowners Association Board Meeting

The Tredegar Homeowners board of directors met via Zoom on October 5, 2026. Present were Mike Chieffo, David Mabe, Art Wedemeyer, and Jeff Pickle. Linda Meadows was absent. Also attending were Jay Jocelyn and Wayne Johnson. Mike called the meeting to order and facilitated the meeting.

In Linda's absence, Mike read the minutes of the September 14, 2026 meeting. Art noted that the late fee wording in the minutes needed correction; the correction is recorded under Old Business below. A motion was made by David to approve the minutes with that correction, and the minutes were approved.

Art presented the financial report as of September 30, 2026. He reported \$10,988.70 in checking and \$41,463.55 in the business money market savings account, for a total of \$52,452.25. The decrease in checking was due to the annual liability insurance premium of \$1,566 paid in September; without that payment, the checking balance would have increased. One resident has unpaid dues for the third quarter. Mike will send another message to the resident.

Old Business:

- The Kernersville Police Department continues to work with the HOA regarding persons illegally soliciting business in Tredegar. Residents may make reports directly to the Police Department on the non-emergency line (336-996-3177).
- The 5% increase in HOA dues effective January 1, 2027 was discussed. No resident objections or calls have been received.
- Correction to the late fee wording in the September minutes: under Article VI, Section 6 of the covenants, any assessment not paid within 10 days after it is due bears interest at a rate of 10% per annum. The phrase "per quarter" is removed. On that basis, the late fee for section 1 is \$7 per quarter (10% of the \$280 annual assessment is \$28 per year), and the late fee for sections 2 and 3 is \$26 per quarter, rather than the \$28 and \$104 per quarter stated in the September minutes. The board agreed with the correction.
- Two trees removed at the front entrance: one had bagworms and the other died. Art noted the holly bushes in that area may crowd any new trees. The contractor will replace one tree with a species better suited to the location. Mike will have the root ground and will plant a new tree at the entranceway.
- Art observed that an area on the left side of the entrance, near the rose bushes, does not appear to be getting water. Mike will have Wayne turn on the irrigation and the board will inspect the area.

- Several residents have contacted board members with complaints about the landscaping service, including leaves not blown from patios and the aeration and seeding done today. Art asked when the landscaping contract will next go out for bid; Mike will check. Mike will meet with one resident on Wednesday morning to inspect the yard and will contact the new landscaping company if needed. The board also discussed whether homeowners or the landscaper should open back-yard gates; no definitive answer was reached.

New Business:

- Mike reported that the small leak at the pond has not yet been addressed. David noted the pond appears to have filled back up. Mike will obtain more sand and sandbags as soon as he is able.
- Art reported that he has email addresses for all but about 20 residents for the newsletter that will be emailed starting in January 2027. Mike asked Art to hold the list until the November meeting in case more addresses are received.

The next regularly scheduled meeting is Monday, November 9, 2026, at 6:30 p.m. (moved from November 2 because of Election Day).

A motion to adjourn was made by Art and seconded by David. There being no further business, the meeting was adjourned.

Respectfully submitted,

Jeff Pickle

Member-At-Large