

Minutes of Tredegar Homeowners Association Board Meeting Minutes

The Tredegar Homeowners Association Board of Directors met via Zoom on February 2, 2026. Present were Mike Chieffo, Art Wedemeyer, Jeff Pickle, Russell Tuttle, Wayne Johnson and David Mabe. Mike Chieffo called the meeting to order and facilitated the meeting.

Mike Chieffo read the minutes of the December 3, 2025 meeting. The minutes were approved as presented.

Art Wedemeyer presented the financial report. As of December 31, 2025, the HOA had \$19,916.00 in the checking account and \$41,460.45 in the business money market savings account. Art reported that the HOA is operating at an estimated annual loss of approximately \$2,500. The Board discussed potential cost-saving measures.

Art also presented updated financials as of January 31, 2026, reporting \$29,474.54 in checking and \$41,460.80 in savings, for total assets of \$70,935.34. Art reported that eight homeowners remain delinquent on dues. Late fee notices have been sent. One homeowner with a significant outstanding balance will be pursued through small claims court.

Old Business:

- Mike Chieffo received an estimate of \$250.00 for an audit of the Treasurer's books. Audit preparation is underway and documentation is ready for delivery to the auditor.
- Ongoing discussion continued regarding responsibility for landscaped areas, berms, and entrance trees. The Board reviewed applicable bylaw language distinguishing common areas from various landscaped areas.
- The monthly cost of pond maintenance has increased to \$360.50.
- Art Wedemeyer will attempt to locate documentation and invoices related to gutter guards installed by Carolina Best Roofing following complaints of drainage issues and debris accumulation.
- The Board unanimously approved a new lawn service contract with Greenstripe.

New Business:

- The Board discussed late fee structure and the possibility of standardizing late fees across all properties. No vote was taken.
- The Board discussed transitioning some communications from mailed notices to email in order to reduce postage costs. This topic will be revisited at a future meeting.

- The Board discussed possible updates to fence and architectural guidelines, including allowance for aluminum or wrought iron fencing. Proposed bylaw changes will be collected for consideration at a future meeting.
- A complaint regarding dog leash use was reported and discussed. No further action was taken.

The next regularly scheduled meeting will be held on Monday, March 2, 2026, at 6:30 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jeff Pickle

Member-at-Large