

## Minutes of Tredegar Homeowners Association Board Meeting

The Tredegar Homeowners board of directors met via Zoom on March 9, 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 February 2<sup>nd</sup> meeting. The minutes were approved as read. Art presented the financial report as of February 28, 2026. He reported \$25,312.13 in checking and \$41,461.12 in the business money market savings account.

It is with sadness that we report Joan Johnson, a member of the Tredegar HOA Architectural Committee passed away suddenly February 28. Our condolences to her husband, Ron, and family.

### **Old Business:**

- The pond maintenance people re-set the timer on the pumps to save electricity.
- The large dead tree on Conning needs to be removed. The board approved the lower bid of \$2519 to have the tree cut down, the stump to be ground up, and removed. The area will be re-seeded with grass.
- Mike checked with Carolina Best Roofing to address complaints that water is not draining properly as leaves are accumulating on top of the gutter guards. The company stated they did not have any responsibility for the problem.
- Art reopened the issue of various landscaped areas that he addressed in October. A motion was made, but died for lack of a second.
- Since the timers for the pond pumps have been re-set, our electricity usage has dropped significantly.

### **New Business:**

- Letters to individual residents who owe late fees will be included in the April quarterly statement. Second quarter homeowner fees are due April 1, 2026.
- One resident who has not responded to letters regarding payment of quarterly dues has been contacted by the attorney representing Tredegar HOA. Further action will be taken if dues are not received in a timely manner.
- Pine needles will be spread in early April. If a resident chooses not to have the pine needles spread, said resident should contact a board member by mail, e-mail, phone or text, and receive verification that the request was received.

The next regularly scheduled meeting is Monday, April 6, 2026, at 6:30. There being no further business, the meeting was adjourned.

Respectfully submitted,

Linda Meadows, Secretary