

Minutes of Tredegar Homeowners Association Board Meeting

The Tredegar Homeowners board of directors met via Zoom on September 14, 2026. Present were Mike Chieffo, David Mabe, Art Wedemeyer, Jeff Pickle, and Linda Meadows. Also attending were Russell Tuttle, Jay Jocelyn and Eileen Kirby-Smith. Mike called the meeting to order and facilitated the meeting.

The minutes of the August 3rd meeting were approved as read.

Art presented the financial report as of August 31, 2026. He reported \$11,673.39 in checking and \$41,463.21 in the business money market savings account. There are four residents with unpaid dues for the third quarter. Mike is contacting the HOA attorney regarding unpaid dues.

Old Business:

- The Kernersville Police Department is working 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)
- Due to increased expenses, a motion was made and unanimously passed to raise HOA dues by 5% as of January 1, 2027, in accordance with Article IV, section 3 (b) of the covenants.
- In October, the association will return to the assessed amount for late payment of dues according to the covenants of the HOA. The covenants state a 10% per annum per quarter assessment will be added. For section 1, the late fee is \$28 per quarter; the late fee for sections 2 and 3 is \$104 per quarter.
- David reported the pond fountain has been repaired.
- Both trees that have been removed at the front entrance will be replaced in October or November.
- As voted on in the 2026 annual meeting, in effort to save money, the HOA newsletter will be emailed to all residents starting in January, 2027. It will also be available on the Tredegar online website.

New Business:

- A discussion regarding restrictions on dangerous animals residing within the community ensued. No action was taken. It was decided to bring the issue to the residents at the annual meeting in June.
- Mike reported a small leak has reappeared in the pond. Sand bags will be used to stop it.

The next regularly scheduled meeting is October 5, 2026, at 6:30. There being no further business, the meeting was adjourned.

Respectfully submitted,

Linda Meadows, Secretary