



The Pines

AT KIMBALL BRIDGE

April 28th, 2025 – 7:00 PM

Google Meet

Roll Call – Manny, Pam, Ken, Annette, Matt

Quorum - Yes

Secretary's Report: Minutes approved.

Treasurer's Report: Budget / Dues Update: \$45,415 in the Budget – 5 Homeowners past due, late fees are in effect.

Correspondence: & Government: No Report.

Covenant Violations: Multiple violations and notices are in process. Tarp covering hole, overgrown lawns and bushes, weeds in the curbs. There are Project Approval forms outstanding. There is one house with exterior house painting issues. Attorney will reach out to the homeowner with a self-help letter regarding the outside painting of the house.

Landscape: The new landscaping company came out and did lawn care; flowers were installed and the pine straw is to be done. They did a good job. On the main island the bushes will need to be pruned down in stages, if done all at once it will take time to grow back in and will look scraggly in the meantime.

An ornamental shrub discussion will be done. For the fence line up front there was discussion on Loropetalums and we will get a quote on that. We haven't received a bill yet; verify they have the correct email address.

Social: Matt has not forgotten! Maybe towards the end of the month.

Discussion on the Annual HOA Meeting, when and where? Option is 7 Tequilas on State Bridge around 4 pm, table for 16 people.

Let's think about 3 or 4 other options as well, but they need to be close by. For the date we will do June 22 tentatively, watch for the email to confirm the date and then we can send the notices.

New Business: On the Graduation Banner – We have 9 names to date; we are at last call for names on 4/30.

Issue with water bills for islands (\$500 bill and meter was off) and throughout the neighborhood. Complaints made across the Pines to the watershed and adjustments were made. They received so many complaints in our area that they are physically coming out to read meters.

Upcoming Meeting(s): 3rd Monday of the month: 5/19/2025 at 7 pm.

Adjournment