



# *The Pines*

AT KIMBALL BRIDGE

May 19<sup>th</sup>, 2025 – 7:00 PM

Google Meet

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

**Quorum - Yes**

**Secretary's Report:** Minutes approved.

**Treasurer's Report:** Budget / Dues Update: \$44,033 in the Budget – 3 Homeowners past due on leasing admin fee.

**Correspondence: & Government:** No Report.

**Covenant Violations:** Several driveway replacement issues, notices have been sent. Multiple projects where the Project Approval Form has not yet been submitted for approval. One form submitted, however the paint color samples have not been included yet. One requested extension due to time to obtain funds to cover renovation. One rusted out basketball hoop, tree stumps only halfway ground down, clear out wood shaving piles. One with area of lawn torn up by backhoe, needs a pallet of zoysia put down, as the area is getting muddy. Letter sent.

**Landscape:** No Report.

**Social:** Annual HOA Meeting. Sunday 6/22/2025 at 5 pm. Location: 7 Tequilas on State Bridge Road, same parking lot as the Kroger. Appetizers and once people show up – 1 meal and 1 drink due to liability issues. Pam will do the write up and flyer using last year's as a guide with ad and verbiage and send out for board review.

**New Business:** Graduation Banner is installed at the main entrance.

At the next board meeting on 6/16 we will go over the agenda for the annual HOA meeting.

Initial discussion on raising the administrative leasing fee from \$400 to \$500 to be discussed and voted on at the next board meeting.

**Upcoming Meeting(s): 3<sup>rd</sup> Monday of the month: 6/16/2025 at 7 pm.  
Annual HOA Meeting 6/22/2025 at 5 pm.**

**Adjournment**