

Pinecrest HOA 2026 Annual Meeting Notes-----Meeting Details

- **Date:** Saturday, March 21
- **Location:** Fire Station #7 Community Room
- **Moderator:** Christina Spears, Board Member
- **Attendees:**
 - Board Members: David Lowe; Christina Spears; Dona Conway; Julie Cornelius; Dan Blaylock; Zach Armstrong
 - Pinecrest Homeowners: Three

-----Agenda Items

1. Leadership Change

- President David Lowe announced he was stepping down due to hearing loss.
- Zach Armstrong agreed to assume the position of President.
- Mr. Armstrong was accepted as President by universal acclamation following a vote.
- The meeting formally acknowledged the contribution of Ex-President Lowe.

2. Treasurer's Report (Presented by Mr. Blaylock)

- **2025 Financial Summary:**
 - Total spent: \$28,000
 - Receipts: \$18,000
 - \$10,000 was drawn from the "Rainy Day Fund" to cover the deficit.
- **Expense Breakdown:**
 - 75% Grounds Maintenance
 - 11% Insurance
 - 8% Administrative
 - 6% Miscellaneous
- **Tree Maintenance Issues:**
 - \$11,500 was spent on tree removal.
 - Future tree removal costs are projected to increase due to the maturation of trees in the 34.7 acres co-administered with the Athens Land Trust.
 - A pine beetle infestation is anticipated.
 - Leland cypress trees on the south side of the Cedar Rock Trace entrance must be removed for safety reasons, as the poorly planted trees are diseased and two have already fallen.

3. Homeowner Concern (Greenhouse)

- A letter was addressed to the board regarding an unsightly greenhouse visible from the street.
- The homeowner was contacted and agreed to remove the structure later this year.

Adjournment

- The meeting was adjourned.