



# TALLY GREEN

## **Tally Green HOA Board Meeting**

**Wednesday, June 18th 2026**

**Attendees:** David Garzon, Erik Woodson, Ingrid Skold, Kelly Pamm, Austin Brown, Lisa Long, Tom Larimer

**Absent:** Nate Doyle, Travis Cashbaugh, Josh Fry, Jay Gillespie

**Call to Order:** 6:37

**5/13/26 Meeting Minutes Approved:** Motion by K. Pamm, Approved

### **1. Board Transition**

- Board has developed a transition document and reviewed transition status, outstanding items and next steps
  - E. Woodson to merge transition documents

### **2. Treasurer Report**

- E. Woodson to presented the Treasurer's Report and provided an update on the Treasurer transition plan
  - Transition to bank account completed in late May
  - Transition of all payables WIP and progressing
- Automated billing to launch week of June 15th to neighbors through CC or ACH
  - Goal is to notify all HOA members notice of dues through new system
  - Will continue to gather HOA member emails and place flyers in mailboxes
- Financial report was presented including projection of dues, recurring expenses, operating incoming, forecasting improvement plans and sustaining capital
  - There are not improvement projects planned which is why there is a larger reserve
- Board discussed longer term strategy of fine tuning capital improvements plan
  - Goal is to tighten up project numbers/estimates
    - E. Woodson and T. Larimer to collaborate on numbers to tighten them up
- In coming months, goal is to provide expenses and projections to HOA members to help community to understand short term and longer term needs

### **3. Committee Chair Updates**

- **Facilities Committee: Josh Fry & Tom Larimer**
  - Committee had meeting onsite with Clark Brothers to ensure plans were aligned with architectural drawings and technical requirements
    - T. Larimer sent email outlining request for Certificate of Insurance, latest drawings, etc. before permits were pulled
    - T. Larimer to connect with Clark Brother to confirm requests are moving forward
  - Cobb County to conduct traffic study in 2027 to review intersection of Tally Green & Sagewood for potential traffic calming or 3-way stop sign



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- Letters sent to Verizon, AT&T, and T-Mobile requesting cell coverage study at center of neighborhood with status pending
- **Grounds and Landscaping: Austin Brown and Sarah Kendrick**
  - A. Brown to provided an update on maintenance recommendations for the back greenspace and drainage channel.
    - Greenspace maintenance will be bi-weekly
    - Channel will be maintained on an as needed basis
    - Discussion around need to stabilize corner around the tennis court with landscaping as concern is erosion
  - A. Brown to request landscape company to remove debris from channel and fence line from past storm
- **Engagement Committee: Lisa Long and Kelly Pamm**
  - Engagement Committee provided update on status of email distribution list and directory and continues to gather HOA member emails to create new distribution list
  - Second Summer Newsletter will be sent out late June
- **Pool Committee: Kevin Long and Travis Cashbaugh**
  - Experienced lifeguard staffing challenges
  - To provide coverage during the busiest times, the Board prioritized lifeguards during peak weekend hours
  - Lifeguard Schedule:
    - Friday, Saturday & Sunday: Lifeguards on duty 1:00–7:00 PM
    - Monday–Thursday: Swim at your own risk (no lifeguard on duty)
  - Committee to revisit pool rules and update to today’s standard on an as needed basis
- **Tennis Committee: Ingrid Skold**
  - Committee to create signage for tennis courts regarding guest usage with HOA member present and rules re: no scooters, bikes, children at play, no pets, etc.
  - Committee to revisit tennis rules and update to today’s standard on an as needed basis

## 9. Recreational Area Landscaping Updates

- The Facilities and Grounds Committees to obtain landscape estimates and improvement plan:
  - Proposed Budget Priorities:
    - \$25,000 toward landscaping and fencing improvements
      - Fence, drainage, sod, and landscape improvements
    - \$5,000 allocated for greenspace maintenance
    - \$5,000 allocated for pavilion furniture



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- L. Long to share drawings, estimates and recommendations to committees

## 10. Next Steps

- E. Woodson to consolidate transition notes into L. Long's master document; complete the payables transition; email dues notices via Cheddar Up next week; coordinate flyer distribution with Kelly; route the insurance sign-off to A. Brown; share the HOA member/non-member list with the group; send the landscape vendor contract to L. Long to file in contracts
- L. Long to maintain the transition document; pull prior landscaping drawings and estimates to share with Board; work with committees to share pool and tennis rules reminders for the newsletter and have them posted to Facebook; create and finalize next summer newsletter
- T. Larimer to call Micah Clark directly and check permit status with the county; collaborate with E. Woodson to refine the long-term capital estimates.
- K. Pamm to continue the directory build; coordinate flyer distribution with E. Woodson
- I. Skold to confirm the Reserve My Court administrator and transfer ownership
- Finance Committee (Erik, David, Jay): review dues process and provide a recommendation to the Board.
- Facilities & Grounds to finalize a recreational-area landscape/improvement plan to present at the next meeting.

## Meeting Ended: 8:24 PM

### Board of Directors:

- |                             |                                                                              |
|-----------------------------|------------------------------------------------------------------------------|
| i. President                | Austin Brown                                                                 |
| ii. Vice President          | Nate Doyle                                                                   |
| iii. VP Covenants           | Travis Cashbaugh                                                             |
| iv. Treasurer               | Erik Woodson                                                                 |
| v. Secretary                | Lisa Long                                                                    |
| vi. Board Members at Large: | David Garzon, Jay Gillespie, Josh Fry, Kelly Pamm, Ingrid Skold, Tom Larimer |

### Committee Chairs

- |                       |                                               |
|-----------------------|-----------------------------------------------|
| Engagement            | Lisa Long and Kelly Pamm                      |
| Facilities            | Josh Fry and Tom Larimer                      |
| Finance               | David Garzon, Jay Gilliespie and Erik Woodson |
| Landscape and Grounds | Austin Brown and Sarah Kendrick               |
| Pool                  | Kevin Long and Travis Cashbaugh               |
| Social                | Melissa Woodson and OPEN                      |
| Tennis                | Ingrid Skold                                  |
| Welcoming             | Laura Grace                                   |



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