



TALLY GREEN

Tally Green HOA Board Meeting

Wednesday, May 13th 2026

Attendees: Lisa Long, David Garzon, Travis Cashbaugh, Jay Gillespie, Tom Larrimer, Austin Brown, Josh Fry, Erik Woodson, Ingrid Skold, Nate Doyle, Kelly Pamm

Call to Order: 6:39

4/27/26 and 5/07/26 Meeting Minutes Approved: YES

1. New Board Member Welcome

- Welcome new Board members
 - Introductions for all 2026/2027 Board Members
- Board collectively reviewed meeting goals and priorities
 - Monthly Board meetings will be set for the 2nd Wednesday of each month and communicated accordingly to the HOA members
 - Goal is a 2- hour meeting time frame
 - Board members will establish process and procedures, structured meetings come with recommendations and project calendars with deadlines for deliverables
 - Virtual meetings will be optional for those Board members who cannot attend in person
 - Board agreed to use What's App to post documents for review prior to meeting

2. Vision and Goals

- Board discussed commitment to transparency, communication, neighborhood improvement, enhancing property values, and communication pride
- The Board discussed the need to establish a clear long-term vision for the community.
- Erik Woodson will introduce/share NPS (Net Promoter Score) concepts as a tool for measuring resident sentiment and satisfaction.
- Emphasis on increasing community engagement by involving more residents outside of the Board and committees.
- Discussion around leveraging the skills, expertise, and professional resources already within the neighborhood.

3. Operating Model and Committee Structures

- Board discussed establishing a defined committee structure to improve operations, engagement, and long-term planning for Tally Green.
- Each committee will develop a vision plan and proposed survey questions over the next six months to help future community priorities and initiatives.
- Committees to be empowered with clear ownership, accountability, and actionable plans to effectively move initiatives forward.



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Committee Chairs

- **Facilities Committee: Josh Fry & Tom Larimer**
 - Facilities Committee will oversee neighborhood assets, capital improvements, and recreation-related projects.
 - Including the pavilion, tennis area, other facility needs including general repairs and maintenance.
- **Grounds and Landscaping: Austin Brown and Sarah Kendrick**
 - Landscaping and Grounds Committee will manage beautification and landscaping, greenspace and channel maintenance, and oversight of the landscape vendor.
- **Engagement Committee: Lisa Long and Kelly Pamm**
 - Engagement Committee will oversee communications and welcoming initiatives to engage HOA members, neighborhood communication such as the directory, newsletter and email distribution list.
- **Social Committee: Melissa Woodson and OPEN**
 - Social Committee focused on seasonal events and community-building activities.
- **By-Laws Committee: Travis Cashbaugh and Josh Fry**
 - By-Laws Committee will support governance, by-laws and covenants
- **Finance Committee: David Garzon, Jay Gillespie and Erik Woodson**
 - Finance Committee will support all financial oversight efforts.
- **Pool Committee: Kevin Long and Travis Cashbaugh**
 - Pool Committee oversees pool management company, lifeguards and general pool maintenance and upkeep during the season
- **Welcoming Committee: Laura Grace**
 - Welcoming Committee welcomes new neighbors to Tally Green, provides a welcome gift on behalf of the HOA and gathers information for directory and email distributions lists.
- **Tennis Committee: Ingrid Skold**
 - Tennis Committee oversees the tennis court reservation system, ALTA and USTA tennis teams, and general court maintenance.

4. Officer Appointments

- Austin Brown: President
- Nate Doyle: Vice President
- Lisa Long: Secretary
- VP Vice President Covenants: Travis Cashbaugh
- Treasurer: Erik Woodson
- At-Large: Josh Fry, Ingrid Skold, David Garzon, Jay Gillespie, Tom Larimer, Kelly Pamm

5. Immediate Priorities: Board Clean Up Saturday morning, 5/16

- The Board discussed the importance of delivering visible improvements to build trust, create momentum, and show commitment to improving the neighborhood.



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- Front Entrance Improvements
 - Planned upgrades to improve curb appeal include:
 - Power washing monuments
 - Repairing/upgrading lighting
 - Summer landscaping plantings
 - Irrigation repairs
 - Pine straw refresh
 - Removing dead bushes and azaleas
- Pool Area Priorities (Before May 20 Opening)
 - Focus areas include:
 - Lifeguard staffing and expectations
 - Cleaning and stocking bathrooms
 - Umbrella and stand inventory
 - Landscaping and mosquito control
 - Repairing the men's bathroom wall
 - Improving gate locks and secure access
 - Addressing rusting pool paint
 - Painting the pool house
- Tennis Court Improvements
 - Planned updates include:
 - Cleaning and securing windscreens
 - Tree trimming around courts
 - Cleaning signs and scoreboards
 - Updating gate signage with HOA membership and reservation information.

6. Financials

- Erik Woodson to continue ongoing transition plan and will provide a detailed financial update within the next month.
- The Board discussed prioritizing long-range capital improvement projects and developing a strategic approach to future investments.
 - Erik Woodson and Tom Larimer will re-evaluate all current capital improvement projects and priorities.

7. Communications Reset

- Board discussed establishing dedicated Communications Chair role to improve transparency, consistency, and community engagement. Responsibilities include assistance with the neighborhood Facebook page, directory, email communications, and monthly newsletter.
- The first newsletter priorities include:
 - Introduction of new Board members and contact information
 - Meeting schedule and commitment to transparency
 - Summer events calendar or "TBD" upcoming events
- Updated neighborhood resource list for babysitters, dog walkers, etc.



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- New and established committee updates including Pool opening and tennis spring season updates.

8. Pavilion Project

- The Board reviewed the pavilion project status, project plans, and milestones
 - Project received pre-approval from all departments May 6th
- Retrieve and organize all project documentation, including:
 - Final Clark Brothers contract
 - Approved plans and records
- Determine next steps for the project, including fencing needs along channel
- Facilities Committee to schedule a meeting with Clark Brothers to review the project, complete site check and discuss next steps
- Ingrid Skold presented pavilion furniture options

9. Recreational Area Landscaping

- The Board discussed obtaining updated proposals to prioritize improvements within the \$35,000 budget.
- The Facilities and Grounds Committees will work together to develop a recommended landscape 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
- The Board also discussed conducting a review of the current greenspace to evaluate:
 - The original project intent versus the current outcome and usability concerns
 - Ground Committee to reach out to Wofford for maintenance recommendations

10. Channel and Greenspace Maintenance

- Confirm current landscape vendor(s), scope, and contact information
 - Austin Brown to reach out for landscape vendor for channel maintenance estimate
 - Austin Brown to reach out to Wofford to discuss maintenance
 - Lisa Long to share Woffard contact and existing site plans
- Need to determine ongoing channel and greenspace maintenance plan and obtain estimate

11. Open Discussion

- The Board discussed the need for a stop sign at the intersection of Sagewood and Tally Green Drive.
 - Tom Larimer submitted a request to the county on May 14.
- Items to be added to the June Agenda
 - Review and discussion of updated Tennis Rules & Regulations, including homeowner feedback.
 - Review of monument lighting estimates.
 - Discussion regarding neighborhood cell coverage challenges



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End 8:42 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 Gilliespie, 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 |