



TALLY GREEN

Tally Green HOA Board Meeting

Wednesday, July 8th, 2026

Attendees: Travis Cashbaugh, Erik Woodson, Kelly Pamm, Austin Brown, Lisa Long, Tom Larimer, Josh Fry (remote), Jay Gillespie (remote), Nate Doyle

Call to Order: 6:35

06/18/26 Meeting Minutes Approved: Approved

1. Board Transition

- Review transition status, outstanding items, and next steps
 - Erik to send transition document
- All Accounts Payables, with the exception of the AT&T account for pool phone, and Insurance documents have been transferred and are now in A. Brown's name
 - E. Woodson to continue working on the final transition items through the bank
- Board discussed replacing the AT&T pool phone line (~\$70-80/month) with a lower-cost VOIP option, a potential savings of roughly \$1,000/year
 - Phone at the pool is a county requirement and need to look into whether it must be hardwired or can run over Wi-Fi/internet
 - Board discussed establishing dedicated internet service at the pool as part of the solution
 - T. Cashbaugh to take the lead on investigating the pool phone/VOIP options

2. Treasurer Report

- Cheddar Up feedback has been mostly positive; a few ACH setup issues were resolved, and a note was added to help members avoid the default processing-fee option; alternative payment platforms may be evaluated next year
- E. Woodson presented a dues collection policy proposal (developed with D. Garzon and J. Gillespie):
 - Proposed policy timeline:
 - Courtesy reminder email ~July 13th; late notice on July 28th with 30 days to pay; mid-August courtesy email and 10% late fee assessed August 27th when payments are 30 days late
 - New letter to be issued on September 26th (60 days late, fee plus interest, with notice of potential lien)
 - Referral to collections/legal counsel around October 27th at 90 days late
- Board agreed to a flat 10% late fee applying to dues and future assessments
- Board agreed that payment plans will be considered on a case-by-case basis and must be approved by a vote of the full Board
- Policy to be codified in the covenant/bylaw amendments presented at the next annual meeting, with amendment materials to go to members in February/March for adequate review time



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- Dues reminder also to be posted on the entrance sign; E. Woodson and L. Long to prepare the sign content and send to T. Cashbaugh for printing and posting

3. Committee Chair Updates

- **Facilities Committee: Josh Fry & Tom Larimer**

- Committee met with Clark Brothers on site in mid-May to review the plans, requested current drawings, Certificate of Insurance, and related documents which are still pending an update
- HOA paid Clark Brothers \$3,000 in November (believed to be a prepayment toward project/plan check fees)
- Permit was expected as early as Monday but has not been issued; permit is believed to be awaiting a final county sign-off and is estimated at 90-95% likely to be approved, though timing is uncertain
 - T. Larimer to contact Cobb County to confirm permit status and request the HOA be added as a point of contact/owner on the project
 - J. Fry to escalate through the county commissioner once a permit number is obtained
- Board requested a line-item budget from Clark Brothers to reset budget expectations and identify items that could be deferred or self-performed
- J. Gillespie and T. Larimer to continue communications with Clark Brothers for ongoing updates

- **Grounds and Landscaping: Austin Brown and Sarah Kendrick**

- Request landscape crew to remove debris from fence and area from storm
 - A. Brown to obtain quote for clean up

- **Engagement Committee: Lisa Long and Kelly Pamm**

- Board discussed creating a policy that all HOA digital assets (email lists, groups, website, domain, social media) must be owned by the HOA, to be included in the covenant/bylaw amendments at the annual meeting
- New email distribution list, directory and new Google Group are almost complete with only 9 HOA members contact information still needed
- Board discussed website refresh goal within the next 6 months.
 - L. Long and K. Pamm to develop wireframes for refresh to share with the Board for feedback in the coming months.
- Neighbors have shared consistently positive feedback on Board communications and the newsletter



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- **Pool Committee: Kevin Long and Travis Cashbaugh**

- Board discussed reminders on keeping the area clean, not moving pool furniture and improvements to keep the pool area clean, safe and fun for all HOA members.
- Board discussed updates to pool rules to bring to today's standard
- Pool gate is not latching properly; committee to look into repair and controlled-access options (e.g., digital keypad with an annually changed code)
 - T. Cashbaugh to look into key fob or controlled access

- **Tennis Committee: Ingrid Skold**

- Board discussed Tennis Rules & Regulations WIP next steps, including homeowner feedback.
- Updated tennis rules and regulations drafted (court usage, hours, reservations, guest policy, violations), benchmarked against Jackson's Creek, Providence Corners, and other area courts; to be sent to I. Skold as Tennis Chair for review and feedback before distribution to the Board
- WIP Court Policy signage to be shared and approved for production by end of July

9. Recreational Area Landscaping Updates

- L. Long presented the prior-year drawings, estimates, and examples from neighboring communities (Camden Place, Ashbrook, Princeton West) to orient new Board members on the vision for the recreation area
 - Scope includes fixing drainage around the courts, grading the perimeter, building up and stabilizing the back corner, a slate-chip walking path around the courts, removal of old landscaping, a boxwood hedge to screen the double-stacked court, and fencing along the culvert
- Board agreed landscaping should begin within the month rather than continuing to wait on the pavilion; work to be phased — three sides of the court perimeter now, with the pavilion side completed after construction
- J. Fry to meet with Jeff of Graceful Gardens on Friday and share the updated proposal with the Board for review
 - T. Larimer's to share Fortified Fencing estimate
- Board discussed options to better screen the culvert, with preference to match the existing black pool fencing; windscreens and wood privacy fencing were not favored, and landscape professionals will be asked for recommendations
- Chamfered court corners discussed as a way to gain space in the back corners and considered when the future court resurfacing
- J. Gillespie suggested in-ground benches in the pine island facing the courts and Board supported installing and agreed that it could be a work day project
- Board discussed and agreed to pressure wash light poles, fencing, and sidewalks to follow completion of the landscaping project



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- The Facilities and Grounds Committees to share 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 (reallocate into landscaping less the \$150 per month maintenance)
 - \$5,000 allocated for pavilion furniture

10. Open Discussion

- Laura Grace and Travis Cashbaugh to establish process for welcoming new neighbors, updating directory and all electronic forms of communication

Next Steps

- E. Woodson to follow up on final banking assets transition; will send the July 13th dues reminder email and the July 28th late notice; prepare the dues reminder entrance sign content with L. Long
- T. Cashbaugh to investigate pool phone/VOIP replacement options; print and post the dues reminder on the entrance sign; obtain and share new-buyer information for the July 14th closing
- J. Gillespie to engage Micah Clark on a pavilion status update
- T. Larimer to contact Cobb County on permit status and request the HOA be added as a project contact; obtain a fencing quote from Fortified Fencing
- J. Fry to meet with Graceful Gardens on Friday, share the updated landscaping quote and fence options with the Board, and escalate the permit through the county commissioner once a permit number is available
- L. Long to finish setting up the new HOA Google Group and follow up on email bounce-backs; send the draft tennis rules and signage to I. Skold for review; draft the HOA digital-assets ownership policy for the covenant/bylaw amendments; post the updated directory and babysitter list
- Bylaws Committee (J. Fry, T. Cashbaugh) to prepare the covenant/bylaw amendments (including the late-fee policy and digital-assets policy) targeting distribution to members in February/March ahead of the annual meeting

Meeting Ended: 8:28 PM

Board of Directors:

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| 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 |



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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