

The Grove Homeowners Association
Board of Directors Regular Meeting Minutes
April 11, 2019

The regular bi-monthly meeting of the Board of Directors of The Grove Homeowners Association was held on April 11, 2019. The meeting was held at The Grove Clubhouse, Midlothian, VA.

- A. Welcome and Call to Order: Gerry Mancuso called the meeting to order at 6:33pm.
- B. Roll Call and Quorum Status: The following board members were in attendance: Gerry Mancuso, John Romano, Earl Nunnally and Jo Mendoza from Community Group. Four homeowners were in attendance: Peter Potocko, Eileen Nyholm, Kip Krumwiede & Aziz Bulling.
- C. Member Voice: Those in attendance had no issues to discuss.
- D. Set Adjournment Time: Gerry Mancuso set the adjournment time for 7:30pm.
- E. Approval of Agenda: Gerry Mancuso motioned to approve the agenda. John Romano 2nd. The motion passed.
- F. Disposition of Minutes: Gerry Mancuso motioned to approve the minutes from February 7, 2019. Earl Nunnally 2nd. Motion passed.
- G. Reports:

ARC: no report

Newsletter/Publicity/Website: The May, June and July issue has a deadline of April 15th.

Clubhouse Coordinator: no report

Social Committee: Upcoming events – April 13th – Easter Egg Hunt; End of school pool party; June 14 – Movie night.

Managing Agent

- i. Actions Taken Without a Meeting – a) February 25, 2019, Board approved the replacement of the roof at the Gazebo by Hardesty Roofing. Approximate cost \$4,760. b) February 25, 2019, Board approved Full audit for 2018 by Adams, Jenkins & Cheatham for \$3,200. c) February 25, 2019, Board approved the purchase of pool covers from Swim Club Management for \$6,300. d) March 13, 2019, Board approved for Robert Bayne to do interior Clubhouse repairs for \$450.00. e) March 13, 2019, Board approved for Robert Bayne to fix retaining wall for \$550.00. f) March 13, 2019, Board approved the replacement of sand in pool filters for \$850.00.
- ii. ARC Process with sub Association – discuss in Executive session.
- iii. Landscaping at accident site Grove Hill – get confirmation from Nature’s Way on the actual number of bushes that need to be replaced. Confirmed there is no irrigation so tabled until the fall of the year. Ornamental grasses need to be looked at and ruts along Grove Hill across from the accident site need proposal. Manager to notify Nature’s Way and obtain proposal.
- iv. Grey Fence Painting – Board approved the Short Pump Painters proposal with condition that they add the square footage and second coat as needed to the contract. Gerry made a motion and John 2nd. Manager to get modified proposal. Motion passed by

unanimous vote.

- v. Retained Earnings/Investments – Gerry made a motion to move \$3,736.41 from Retained Earnings to Reserves Contingency Funds, John Romano 2nd. Motion passed by unanimous vote. Gerry made a motion to move \$250,000 from Operating account to purchase two 1-year CDs, one for \$100,000 and one for \$150,000. Rate to be selected by Board. John Romano 2nd. Motion passed by unanimous vote. Manager to send rates so bank selection can be made.
- vi. Annual Meeting – discussed who was running for office and Manager indicated that nomination postcards will be mailed out this week with a return by date of May 3rd.
- vii. Updated ARC Guidelines – Changes to Basketball hoops – more research needed.
- viii. Financials – Gerry made a motion to perform a full audit every 5 years, Earl 2nd. Motion passed by unanimous vote.

H. Unfinished Business. (President)

- 1- Signs for Gazebo & Pier regarding grilling – Manager to keep looking for a proof and Pricing on this.
- 2- Trash Can – Board decided to pull extra can located in the playground area at Hawkins Park. Manager to get Robert Bayne to move them.
- 3- Acoustic Ceiling Tile – John Romano to reach out to Anthony Miller to see if he will Provide pricing on painting the tile.

I. New Business (President)

- 1. Townhouse to be required to screen trash cans and HVAC units – discussion moved to Executive session.
- 2. Social Committee – no discussion

J. Executive Session (Violations Discussion)

At 7:24 Gerry Mancuso motioned to go into Executive session for the purpose of discussing ARC issues. John Romano 2nd. Motion passed.

At 8:23 Gerry Mancuso motioned to leave Executive session. John Romano 2nd. Motion passed.

Motion made based on discussion within the Executive session to seek legal opinion on the rights of the Master association vs. Sub-Association. Gerry Mancuso made the motion. John Romano 2nd. Motion passed by unanimous vote.

Motion made to require ARC approvals to provide photos of finished work. Gerry Mancuso made the motion. John Romano 2nd. Motion passed by unanimous vote.

L. Date & Time of Next Board Meeting: *Annual meeting June 13 at 6:30 p.m.*

M. Adjournment at 8:32pm.