

The Grove Homeowners Association
Board of Directors Regular Meeting Minutes
August 8, 2019

A regular meeting of the Board of Directors of The Grove Homeowners Association was held on August 8, 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 1827hrs.

B. Roll Call and Quorum Status.

The following board members were in attendance: Gerry Mancuso, John Romano, Earl Nunnally, and Joshua Farmer. Jo Mendoza was in attendance as a representative from Community Group. Four homeowners were also present.

C. Member Voice.

Homeowner Comments:

- i. Homeowner expressed concerns about landscaping issues in Krim Point. The primary concern dealt with dead and/or dying cypress trees.
- ii. Homeowner expressed concerns about landscaping issues in Hawkins Wood. The primary concern dealt with dead and/or dying junipers.
- iii. Homeowner had a question about involvement with the Midlothian Residents' Coalition, and other developments related to future planning issues in the area. The homeowner is concerned about schools overcrowding.

D. Set Adjournment Time.

Gerry Mancuso set the adjournment time for 2000hrs.

E. Approval of Agenda.

Gerry Mancuso made a motion to approve the Agenda for August 8, 2019. Joshua Farmer 2nd. Motion passed by unanimous vote.

F. Disposition of Minutes.

Gerry Mancuso made a motion to approve the minutes from April 11, 2019. John Romano 2nd. Motion passed by unanimous vote.

G. Reports.

ARC REPORT: NO REPORT PRESENTED

NEWSLETTER REPORT: Next newsletter covers November through January. The deadline for articles and advertisements will be Oct. 15.

CLUBHOUSE COORDINATOR: NO REPORT PRESENTED

SOCIAL COMMITTEE REPORT: NO REPORT PRESENTED

MANAGING AGENT REPORT:

- i. Actions Taken Without a Meeting:
 - i. On April 2, the Board approved the replacement of addition of posts for the gray fence along Coalfield Road. The work will be done by Robert Bayne at an estimated cost of \$1135.00.
 - ii. On April 19, the Board approved hiring the law firm of Dankos Gordon, PC to handle collections for delinquent assessments.
 - iii. On April 30, the Board approved replacement of a damaged white picket fence. The work will be done by Robert Bayne at an estimated cost of \$125.00.
 - iv. On May 1, the Board approved a change to ARC guidelines regarding the installation and/or placement of basketball hoops on homeowners' lots.
 - v. On June 5, 2019, the Board approved the removal of a dead tree near the intersection of Biggin Pond/Grove Hill. The work will be done by Ramey Tree Service at an estimated cost of \$1,100.00.
 - vi. On August 1, the Board approved placing a homeowner account in foreclosure.
 - vii. Board considered proposals from Adams, Jenkins, and Cheatham to do an annual budget balance review, or to have a budget review only on alternating years.
 - viii. Board was provided a contract from Nature's Way (landscaping) for review.

H. Unfinished Business.

- i. Gerry Mancuso made a motion to approve the Adams, Jenkins, and Cheatham proposal for a balance sheet audit in alternating years (and not annually). John Romano 2nd. Motion passed.
- ii. Gerry Mancuso made a motion to approve a proposal for tree removal at a cost of \$500.00. John Romano 2nd. Motion passed.
- iii. Board discussed a proposal that signs be placed on the gazebo to indicate that grilling is prohibited on or around the gazebo. The proposal was dropped without further motion or action.
- iv. Board discussed a proposal to replace the trash can by the gazebo and pier. Managing Agent will get quotes.
- v. Board discussed the need to repair or replace an acoustic ceiling tile in the clubhouse. John Romano expects to get a quote next week.

I. New Business.

- i. Townhouses in the neighborhood are not in compliance with a requirement that trash cans and HVAC units be screened (i.e., not visible from the street). Board directed Managing Agent to send a letter to the management company and board for the townhouses. Board directed Managing Agent to allow 90 days for the correction.
- ii. The Goose fence needs maintenance and repairs in some areas. Joshua Farmer proposed expending whatever funds necessary to maintain the fence and improve the conditions surrounding it. Gerry Mancuso 2nd. Motion passed.
- iii. The Board considered six proposals for replacing the playground next to the Clubhouse. Gerry Mancuso made a motion to approve the Cooper's Neck playground, including an additional cost of \$1500.00 for removal and disposal of the current playground. John Romano 2nd. Motion passed.

J. Executive Session.

Gerry Mancuso made a motion for the Board to go into an executive session. Joshua Farmer 2nd. Motion passed.

K. Adjournment Time.

This meeting adjourned at 1951hrs.