

The Grove Homeowners Association
Board of Directors Regular Meeting Minutes
October 10, 2019

A regular meeting of the Board of Directors of The Grove Homeowners Association was held on October 10, 2019. The meeting was held at The Grove Clubhouse, Midlothian, VA.

A. Welcome and Call to Order.

Earl Nunnally called the meeting to order at 1832hrs.

B. Roll Call and Quorum Status.

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

C. Member Voice.

Homeowner Comments:

- i. Homeowner expressed concerns about amenities, landscaping, and other issues that may impact home values. Board members agreed that some updates may be appropriate, but asked the homeowner to return with specific proposals that could be pursued and/or voted on.
- ii. Homeowner expressed concerns about the impact the “goose fence” may be having on the pond environment. Homeowner specifically cited unintended consequences the fence may have on wildlife, vegetation, and water quality. Board members reiterated that the fence is not intended to be a permanent structure. It will remain in place through the mating season, and be re-evaluated in the spring.
- iii. Homeowner expressed a concern about Clubhouse rental procedures, and the appearance that rules are not being applied evenly to all renters. Specifically, homeowner was concerned that the fee policy is not consistent across all communication platforms (e.g., HOA website, published covenants, and social media).
- iv. Homeowner expressed concerns about political campaign activity in the neighborhood. Specifically, homeowner was concerned that political meetings or rallies at the Clubhouse could become violent, given the current political climate.
- v. Homeowner was troubled by one of Joshua Farmer’s comments on Facebook. Specifically, he was bothered that Mr. Farmer pointed out that HOA bylaws provide a mechanism for dissolving the HOA. Mr. Farmer acknowledge that no everyone appreciates his sense of humor or irony.

D. Set Adjournment Time.

Earl Nunnally set the adjournment time for 2000hrs.

E. Approval of Agenda.

Joshua Farmer made a motion to approve the Agenda for October 10, 2019. Matt Chafin, 2nd. Motion passed by unanimous vote.

F. Disposition of Minutes.

Joshua Farmer made a motion to approve the minutes from August 8, 2019. Matt Chafin, 2nd. Motion passed by unanimous vote.

G. Reports.

ARC REPORT: NO REPORT PRESENTED

NEWSLETTER REPORT: The deadline for articles and advertisements will be Oct. 15.

CLUBHOUSE COORDINATOR REPORT: NO REPORT PRESENTED

SOCIAL COMMITTEE REPORT: NO REPORT PRESENTED

MANAGING AGENT REPORT:

i. Actions Taken Without a Meeting:

- i. On September 11, 2019, the Board approved a painting proposal from Lloyd Kelly, Inc. Cost: \$12,718.50
- ii. On September 16, 2019, the Board approved a proposal from Nature's Way to trim trees at the Clubhouse, remove dead junipers and remove a tree ball. Cost: \$1,050.00
- iii. On September 19, 2019, the Board approved a proposal from Finley Asphalt to make repairs to the walking trail. Cost: \$3,500.00
- iv. On September 23, 2019, the Board approved the 2018 financial audits from Adam, Jenkins, & Cheatham.
- v. On September 23, 2019, the board voted to terminate a contract with Equity Experts regarding a homeowner's account.
- vi. On September 25, 2019, the Board approved a transfer of \$40,000.00 from the HOA's Money Market Account to its Operating Account.
- vii. Christmas lights will begin to be installed during the week of October 21, but will not be lit until after Thanksgiving.
- viii. Board was asked to review a contract from Nature's Way for 2020 grounds and irrigation. Joshua Farmer made a motion to approve the contract. Early Nunnally, 2nd. Motion passed by unanimous vote.

H. Unfinished Business.

- i. Board directed Managing Agent to seek new bids for painting the inside of the Clubhouse/acoustic tiles.
- ii. An initial deposit for the new playground has been sent. New playground mulch will be installed with the new playground.

I. New Business.

- i. Board members discussed a “spray” that has been known to deter geese. Board members did not wish to pursue this idea any further. Tabled without a vote.

J. Adjournment.

Matt Chafin made a motion to adjourn. John Romano, 2nd. Motion passed.

K. Adjournment Time.

This meeting adjourned at 1953hrs.