

The Grove Homeowners Association  
Board of Directors Regular Meeting Minutes  
December 12, 2019

The regular bi-monthly meeting of the Board of Directors of The Grove Homeowners Association was held on December 12, 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 6:30pm.
- B. Roll Call and Quorum Status: The following board members were in attendance: Gerry Mancuso, John Romano, Earl Nunnally, Matt Chapin and Jo Mendoza from Community Group. Seven homeowners were in attendance.
- C. Member Voice: Concerns about new playground installation, Tacky Light Run and why the no parking signs along Grove Hill, Question about Commercial Vehicles, concern Board is wasting money on fence for Geese, asked if blinds could be installed in clubhouse
- D. Set Adjournment Time: Gerry Mancuso set the adjournment time for 7:30pm.
- E. Approval of Agenda: Gerry Mancuso motioned to approve the agenda. Matt Chapin 2nd. The motion passed.
- F. Disposition of Minutes: Gerry Mancuso motioned to approve the minutes from October 10, 2019. Earl Nunnally 2nd. Motion passed.

G. Reports:

ARC: Manager asked to request maintenance chart for Scotter Hills/Ridgemoor. Board asked Manager to confirm wording in SmartWebs to color needed for mailboxes and also provide to Cathy Allen for inclusion in upcoming newsletter.

Newsletter/Publicity/Website: The Feb, March and April issue has a deadline of January 15th.

Clubhouse Coordinator: no report

Social Committee: no report

Managing Agent

- i. Actions Taken Without a Meeting – 1) On October 29, 2019 Board approved 2020 Budget; 2) On Nov 25, 2019 Board approved \$425.00 to Nature's Way to fix 535 Lawford Ln; 3) On Nov 25, 2019 Board approved one lime treatment Nature's Way for \$4,650.00;

H. Unfinished Business. (President)

- 1. None

I. New Business (President)

- 1. Airbnb and short-term rentals- Gerry made a motion to seek legal guidance to add this Restriction to the documents. John Romano seconded. Motion passed.
- 2. Playground mulch – Board tabled this decision until Manager can confirm with Nature's Way that they will install true playground mulch. Once confirmation is received Board Will vote as an Action Without a Meeting.
- 3. Rain Barrels – were discussed and homeowner was present that received violation for Having barrel in front yard. An ARC should have been submitted for approval before

She placed in yard. She will go to website and pull the form down and submit so Board can consider her request.

4. Board approved SignCrafters for the 2 "Children at Play" signs for the community.
5. CD maturing on Dec 14<sup>th</sup>. Motion made by Matt Chapin to close the \$77,000 CD and Open new CD with Revere Bank for an 18-month CD with proceeds. John Romano seconded, Motion passed.

J. Executive Session (Violations Discussion)

At 6:00 pm Gerry Mancuso motioned to go into Executive session for the purpose of discussing ARC issues. Earl Nunnally 2nd. Motion passed.

At 6:25 pm Gerry Mancuso motioned to leave Executive session. Earl Nunnally 2nd. Motion passed.

Motion made to assess one-time \$50 charge for Trash Violation. Other 2 violators were not charged as they corrected all items before hearing. Gerry Mancuso made motion and Earl Nunnally seconded it. Motion passed.

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

M. Adjournment at 7:34pm.