

**The Grove Homeowners Association
Board of Directors Regular Meeting Minutes
February 13, 2020**

A regular meeting of the Board of Directors of The Grove Homeowners Association was held on February 13, 2020. The meeting was held at The Grove Clubhouse, Midlothian, VA.

A. Welcome and Call to Order.

Gerry Mancuso called the meeting to order at 1831hrs.

B. Roll Call and Quorum Status.

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

C. Set Adjournment Time

Ms. Mancuso set the Adjournment Time for 1930hrs.

D. Approval of Agenda

Ms. Mancuso made a motion to approve the Agenda. John Romano 2nd. Motion passes, unanimously.

E. Disposition of Minutes

Ms. Mancuso made a motion to approve the Minutes from the previous Board meeting. John Romano 2nd. Motion passes, unanimously.

F. Member Voice.

Homeowner representing Krim Point Sub-Association has concerns about an AirBnB property that is seeking a conditional use permit from the county. There will be a letter sent to Krim Point asking if they are in favor or opposed to AirBnB. The Board will also include it with the election materials during the next cycle.

G. Reports.

- i. ARC Report - Currently reviewing two homeowner proposals.
- ii. Newsletter/Publicity/Website Report - The next newsletter will cover May-July. The deadline for submissions will be April 15.
- iii. Clubhouse Report - The Board is considering whether or not there is a need to replace the furniture. The Board would like to take bids for painting the interior.
- iv. Social Committee Report - There are plans for an Easter Egg Hunt

v. Managing Agent Report

(a) Actions Taken Without a Meeting:

1. October 29, 2019 - Board approved 2020 Budget
2. November 25, 2019 - Board approved \$425.00 expenditure for Nature's Way to fix 535 Lawford Lane.
3. November 25, 2019 - Board approved \$4,650.00 expenditure for Nature's Way to apply lime treatment.

H. Unfinished Business.

- i. Children at Play sign needs to be replaced on Biggin Pond Road.

I. New Business.

- i. Ms Mancuso proposed the Board consider additional playground improvements.
- ii. Mr. Romano suggested the Board address pooling water issues before they become a Spring/Summer mosquito haven.
- iii. Legal change to documents for short term rentals
- iv. Krim Point Gazebo repairs — don't have all bids.
- v. Year-end Financials - Mr. Chafin made a Motion to transfer \$7,421.51 from the Net Operating Income to the Reserve Fund. Mr. Romano 2nd. Motion passes without objection.
- vi. Mailbox language for ARC Guidelines - Ms. Mancuso made a motion to approve new language for Mailbox requirements. The new language specifies that the flag on the mailbox must be red. Mr. Romano 2nd. Mr. Farmer expressed concern for homeowners whose existing mailboxes may not conform to the new language. He asked that the Managing Agent work with these homeowners to ensure reasonable enforcement of the new language and to avoid selective enforcement. Motion passes without objection.

J. Executive Session.

The Board conducted four hearings regarding homeowner violations. In two incidents the Board directed the Managing Agent to send letters requiring the homeowners to bring violations into compliance prior to selling their properties.

In a third incident, it was discovered that the violation had been mailed to the homeowner's previous address. The Board directed the Managing Agent to mail the violation notice to the property's physical address.

In the final incident, the Board directed the Managing Agent to notify the homeowner that the violation must be brought into compliance by April 1, 2020.

K. Date & Time of Next Board Meeting.

The next meeting of the Board will be held on April 9, 2020 at 1830hrs.

L. Adjournment Time.

This meeting adjourned at 1928hrs.