

**The Grove Homeowners Association
Board of Directors Regular Meeting
December 9, 2021
6:30 PM**

Meeting Minutes

I. Board of Directors Meeting

A. Welcome and Call to Order (President) - Gerry Mancuso called the meeting to order at 6:30

B. Roll Call and Quorum Status (President) - The following board members were in attendance: Gerry Mancuso, Earl Nunnally, Matt Chafin, Amy Vincent. Jo Mendoza was in attendance as a representative from Community Group via the phone.

C. Set Adjournment Time: 7:30 P.M. (President)

D. Approval of Agenda (President) Gerry made a motion to approve agenda, Earl second, all attending board members accepted.

E. Disposition of Minutes: October 14, 2021 (Approved as Action Without a Meeting)

F. Action without a meeting:

Actions Taken Without a Meeting – 1) October 19, 2021 Board approved minutes from October 14, 2021; 2) October 22, 2021 Board approved Carousel Signs to replace Hawkins Wood entrance sign; 3) October 25, 2021 Board approved contract with Office Pro Cleaning Solutions for clubhouse; 4) October 27, 2021 Board approved contract with Marco for \$2,500 to fix walking trail at bridge; 5) October 27, 2021 Board approved language change to 3 topics in Design Standards; 6) October 28, 2021 Board approved contract with DMA for reserve study for \$2,940; 7) October 29, 2021 Board approved the 2022 Budget; 8) November 10, 2021 Board approved new contract with Swim Metro for pool season 2022. 9) November 17, 2021 Board approved Valley Landscaping to fix sinkhole for \$481.11; 10) November 17, 2021 Board approved Nature’s Way proposal to fix barren area at Lawford Ln for \$850.00; 11) November 30, 2021 Board approved Valley Landscaping to fix 2nd sinkhole for \$535.56; 12) December 2, 2021 Board approved True Timber proposal for tree and stump removal for \$2,655.00

G. Unfinished business

1. Nothing to report

H. New Business. (President)

1. Treasurer, Matt Chafin reports as of Sept/Oct financials end we are favorable to budget.
2. Discuss whether to obtain a legal opinion about the HVAC enclosures in Ridgemoor/Scotter Hills. Board decided not to pursue a legal opinion, but rather asked manager to obtain bid from Nature’s Way
3. Vote Now HOA – electronic voting, Gerry made motion to approve one year contract and Amy seconded. All others approved, motion carried.
4. Trash Collection for the community was discussed with the proposal from Zan’s. Board feels that more quotes and additional information is needed before being able to present to voters.

I. Member Voice

1. Owner had concern about bags left at an address. Reported to manager already and letter sent to owner.
2. Owner had a question about voting and how does CGI monitor ballots that come in from the same address. Both manual ballot and using the electronic voting process were discussed.

L. Date & Time of Next Board Meeting: *February 10, 2022 at 6:30PM*

M. Adjournment at 7:27 P.M.

October 12, 2021 Board held a violation hearing. Ten owners were called to the virtual hearing. Four owners were charged a non-compliance charge.