

**The Grove Homeowners Association**  
**Board of Directors Regular Meeting**  
August 11, 2022  
Meeting Minutes

**I. Board of Directors Meeting**

**A. Welcome and Call to Order (President)** Matt Chafin called the meeting to order at 6:30 pm

**B. Roll Call and Quorum Status (President)** The following board members were in attendance: Gerry Mancuso, Earl Nunnally, Matt Chafin, and Cory Whitlow. Board member Amy Vincent was not present. Jo Mendoza was in attendance as a representative from Community Group

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

**D. Approval of Agenda (President)** Earl Nunnally made a motion to approve agenda, Gerry Mancuso second, all attending board members voted in favor.

**E. Disposition of Minutes (President)** – Already been approved

**F. Reports:**

1. ARC: no report
2. Newsletter/Publicity/Website: Nov-Jan issue, articles due Oct 15
3. Clubhouse Coordinator: New cleaning service is needed
4. Social: no report . Grovetoberfest is coming in October, date TBD
5. Managing Agent: Grounds report; Ridgemoor entrance needs trimming, Kingham entrance needed trimming. Woolridge median entrance watering schedule being monitored. Common area outside HW has trees by pathway encroaching on homeowners' property, new dog station installations to be evaluated. Homeowner reported seeing irrigation running during rain on Coalfield.

**G. Actions Taken Without a Meeting** – 1) April 22, 2022 Board decided that owner that paid assessment late, needed to pay the \$143.75 to Collection agency.; 2) June 29, 2022 Board approved April 14, 2022 minutes; 3) July 28, 2022 Board approved to replace two doggie stations at \$440.00; 4) Violation hearing held on July 14, 9 Owners called to hearing, Board assessed non-compliance charge to 7 owners.

**H. Unfinished Business. (President)**

1. Update Design Standards: Matt Chafin explained design standard updates to residents. Items included play equipment, permanent firepits, temporary firepits safety usage.  
Motion to approve updates by Earl Nunnally and second by Cory Whitlow.  
all attending board members voted in favor

**I. New Business. (President)**

1. Mar/Apr & May/June Financials: Treasurer not present, Matt Chafin gave brief report. Overall ending in June \$6,600.00 favorable. Newsletter income is favorable, thanks to Cathy Allen for efforts. Rain sensors savings applied. Clubhouse budget is over due to sanitizing. Reserve study fees were not budgeted.

2. Budget Considerations: 2023 budget preparation, enhancements, etc. to plan for. NW increase for upcoming contract renewal.

3. Inspector: The Grove has new part time person to conduct inspections throughout the neighborhood 6 hours every 2 weeks.

4. Coalbrook & Kingham Entrance enhancements: residents requested to update landscaping at entrances. Previous plans on hold due to budget. Each entrance both sides may cost \$3,000-4500. Jo to get 3 proposals for fall plants .

5. Walking Path: Resident reached out regarding paving by bridge by swingsets has a steep slope; recommendation to paint yellow and have Robert do it.

6. Pool Expansion Survey results: Matt explained the process and reason for the survey. Results indicate not enough interest to move forward with the process. Will reach out to those interested in serving on a committee to see if there is interest for other projects, etc.

**J. Member Voice (President)**

Homeowner wanted to know about mailbox violation at 1549 HW as well as HW and Gravity Hill powerline property maintenance. Resident doing summer pool passes requested board consider raising late fees for passes. Homeowner wanted to talk about mailbox maintenance being over emphasized instead of other issues like yards. Homeowner asked if Pool survey results will be announced via TownSq and FaceBook.

**K. Date & Time of Next Board Meeting:** *Meeting October 13, 2022*

**L. Adjournment at 7:36 P.M.** Motion made by Earl Nunnally, second Gerry Mancuso, all attending board members accepted.