

The Grove Homeowner's Association  
Board of Director's Regular Meeting  
October 13, 2022  
Meeting Minutes

**Board of Director's 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 pm (President)
- D. **Approval of Agenda (President)** Cory Whitlow made a motion to approve agenda, Early Nunnally second and all attending board members voted in favor.
- E. **Disposition of Minutes (President)** Already been approved.
- F. **Reports:**
- ARC: no report
  - Newsletter/Publicity/Website: Nov-Jan issue articles due October 15.
  - Clubhouse: no report
  - Social: Discussion about upcoming events and process for homeowner notification for events.
  - Managing Agent: no report
- G. **Actions Taken Without a Meeting:** 1. Violation hearing held on September 8, 2022, 6 Owners called to hearing, Board assessed non-compliance charge to 2 owners. 2. Board approved on September 23, 2022, three-year contract for Christmas lights at \$5,780. 3. Board approved on September 24, 2022, proposal from Nature's Way to enhance Kingham and Coalbrook entrances for \$4,875.
- H. **Unfinished Business (President)**  
Reminder to get update of design standards for annual mailing.

I. **New Business (President)**

- July/Aug Financials: Overall budget favorable by \$16,500.
- Budget considerations: Treasurer and President had discussion regarding upcoming budget.
- Petty Cash account/Signers: motion to open an account at Village Bank by Gerry Mancuso, second Earl Nunnally, all attending board members voted in favor.
- Landscaping/Pool Contracts: prepare for future increase on landscape contract, one additional year left. Maintain tree canopy of walking paths on Grove Hill Rd. Review scope of work to see if things need to be added. Pool contract tabled for action taken without a meeting.
- Wifi at clubhouse using Cory Whitlow's hotspot. Test a Go-To-Meeting in December.
- Website Redesign Proposal: Homeowner volunteered to design a new website or upgrade current website.

J. **Date and time of next board Meeting:** December 8, 2022.

K. Motion to enter executive session at 7:48 by Earl Nunnally and second by Cory Whitlow.

Motion to go out of executive session by Earl Nunnally and second by Cory Whitlow.

L. Motion to go back into regular session by Earl Nunnally and second d by Cory Whitlow.

M. Motion to submit delinquent Grove homeowner for foreclosure by Earl Nunnally and second by Cory Whitlow. All other attending board members voted in favor.

N. Motion to submit homeowner in violation for injunctive relief by Earl Nunnally and second by Cory Whitlow. All other attending board members voted in favor.

O. **Adjournment at 8:07 pm.** Motion made by Gerry Mancuso and second by Earl Nunnally. All other attending board members noted in favor.