

## THE GROVE HOMEOWNERS ASSOCIATION, INC.

Annual Meeting – June 8, 2022

### Meeting Minutes

---

The 2022 Annual Meeting was held on June 8<sup>th</sup> at The Grove Clubhouse. Board President Gerry Mancuso called the meeting called to order at 6:31 pm. Board Members Earl Nunnally and Matt Chafin were also present. Amy Vincent & Cory Whitlow were absent.

Roll Call and Certification of Proxies – 365 owners represented in person or by proxy. At least 184 of the lot owners were needed to establish a quorum (25% of 736). Percentage was 48.78%. There were 7 households present.

Proof of Notice mailed on May 2, 2022 in accordance with the minimum 14-day notice requirement in VAPOA.

Motion made to dispense with the reading of the annual minutes of 2021 – motion made by Diana Ames and seconded Kathy Morris to approve meeting minutes as presented. Voting results to approve the 2021 Annual minutes were 334, with 5 to disapprove. Minutes passed.

Introduction of the three candidates – Amy Vincent, Eric Drum and Cory Whitlow. No nominations from the floor. A motion was made to accept those nominated by acclamation by Diana Ames and seconded by Kathy Morris.

Voting Results – 275 Votes for Amy Vincent, 229 votes for Cory Whitlow and 159 votes for Eric Drum. Both Amy & Cory retain their seats.

Gerry Mancuso delivered the President's Report and Matt Chafin delivered the Treasurer's Report.

Jo Mendoza presented IRS Resolution 70-604 and it was approved by the membership. 324 Votes to approve and 16 votes to disapprove. IRS resolution passed.

There were 7 homeowners present during the *Questions & Answers* portion of the agenda. Two owners had questions about ARC approvals and Violations and solar screens.

1. Who is responsible for upkeep and maintenance of past board decisions. How do we look at past board decisions or violations? Past board meetings are recorded in board minutes. ARC's are retained by community group. Every 7 years he gets a letter about his trash can. Owner claims it was approved to be stored in front of his fence. Declarations state that trash cans cannot be visible from the street. Jo will search documentation to see if there is documentation approving owner to store his trash can in front of his fence. **No such documentation is on file approving the placement of his trash can in front of his fence.**
2. Gold flag – owner is unhappy with recent update to design standard requiring him to paint his gold flag red. States that he bought the sku stated in the monthly newsletter. **Verified that the sku printed in the newsletter with the editor and the sku points to a mailbox with a red flag.**
3. Question about solar screens – why would solar screens not be acceptable. Window treatment that screens windows from sunlight to help conserve energy. States that she

got ARC approval. Jo states that we did not have ARC approval on file. She will confirm. Asked resident to send approved ARC to Jo. ARC declined screen because it blacks out window and changes the overall appearance of the neighborhood. **There was No ARC approval on file for the solar screens. Owner will need to provide their approval letter.**

There being no further business, a motion was made to adjourn the meeting at 7:08 pm.

### Organizational Meeting

Organizational Meeting was called to order at 7:15 pm. The Organizational meeting decided the officers for the upcoming year and directors' positions are as follows:

Matt Chafin - President  
Earl Nunnally - Vice President  
Secretary - Gerry Mancuso  
Treasurer - Amy Vincent  
Director at Large - Cory Whitlow

Motion made to adjourn the Organizational meeting at 7:33 pm.