

**The Grove Homeowners Association**  
**Board of Directors Regular Meeting**  
February 8, 2024  
**Meeting Minutes**

**Board of Directors Meeting**

- A. Welcome and Call to Order (President)** Matt Chafin called the meeting to order at 6:30pm
- B. Roll Call and Quorum Status (President)** The following board members were in attendance: Matt Chafin, Amy Vincent, Eric Drum, and Jason Scheer. Jo Mendoza was in attendance as a representative from Community Group. Phillip Greer joined via telephone.
- C. Set Adjournment Time 7:30pm (President)**
- D. Approval of Agenda (President)** Amy Vincent made a motion to approve agenda. Eric Drum seconded, and all attending board members voted in favor.
- E. Disposition of Minutes (President)**
- F. Reports:**
1. ARC
    - Seven ARCs came in. Five were approved and two have not been voted on.
    - **Action:** Community Manager will provide a report from SmartWebs about the number of ARCs received (ongoing).
  2. Newsletter/Publicity/Website
    - The February-April edition is at the printers and will get distributed.
    - We are very, very grateful to resident Jeanne Hicks-Jordan for sharing her story in this issue.
    - The next issue covers the months of May through July. The deadline for submissions is April 15th.
  3. Clubhouse Coordinator
    - Ashley Kundu provided an update on the clubhouse improvements, which are in progress.
    - Furniture is scheduled to come in around Easter.
    - There were 10+ rentals in December 2023.
    - New rates and contracts for rentals is posted on the Grove HOA website.
    - **Action:** Community Manager will continue to send the clubhouse coordinator report to the board.
  4. Social
    - Ashley Kundu provided an update on event activity.
    - Postcard with main events circulated.
    - Three volunteers signed up through QR code.
    - Yard sale will be April 27.

#### 5. Managing Agent

- Jo Mendoza recommended looking at investment options and sidewalk reserves
- **Action:** Eric Drum made a motion to move \$8,100 in operating funds to sidewalk funds to cover expected costs of \$25,000 (per ProSeal quote). Amy Vinzent seconded. All board members voted in favor.
- **Action:** Board will explore investing excess funds into CDs and will investigate rates from different banks.

#### G. Actions Taken Without a Meeting

1. Board approved on January 4, 2024, the minutes from December 20, 2023;

#### H. Unfinished Business. (President)

##### 1. Fence Review

- After last meeting, Jo Mendoza asked for quotes/assessments of the state of the fence from three contractors:
  1. Contractor 1, the original installer of the fence, said the current fence probably won't last much longer. However, the challenge is landscapers hitting/knocking into fence. Even PVC can be broken by landscaping equipment. He suggested a new material.
  2. Contractor 2 was not interested in providing quote/doing work.
  3. Contractor 3 has not yet replied.
- **Action:** Community Manager will look for an additional contractor/quote.

#### I. New Business. (President)

##### 1. 2024 Walking Path Re-Pavement

- Following last board meeting, HOA received two quotes for two vendors.
- Matt Chafin reiterated that where there is extensive root upheaval of the pavement, we need to cut those roots. Doing repaving will not be an effective long-term solution.
- Eric Drum noted that the contractor can't guarantee the work for overlayment, which in itself would cost \$33,000. Eric Drum expressed reticence to do Overlay, as per recommendations from contractor.
- Philip Greer agreed that Overlay would be a poor decision.
- **Action:** Motion by Eric Drum to accept the ProSeal proposal for complete root removal for \$48,785. All board members voted in favor.

##### 2. ARC Guidelines for Krim Point

- A supplemental piece of the ARC Guidelines having to do with colors of Trim and Garage Doors within Krim Point (page 30) had been removed/misplaced from the ARC guidelines.
- Matt Chafin mentioned that guidelines may not be enforceable for recent home buyers.
- **Action:** Community Manager will confirm language with Carolyn Grimes, President of Krim Point, regarding paint colors so that Design Standards can be modified.

#### J. Member Voice (President)

1. **Trevor Costa, Hawkins Woods**

- Wants to install a small greenhouse in backyard. Provided zoning ordinance and communications with Chesterfield County.
- **Action:** Board will discuss language for greenhouses in the Design Standards.

2. **Abdulaziz Balling, Goswick Ridge**

- Likes the new pathway around the clubhouse and the lake.
- Suggested having reserves based on useful life of the fence, which the HOA does maintain through the reserve study.
- Voiced concern about a neighbor's mailbox.

3. **Susan Austin, Hawkins Woods**

- Delivers newsletters and loves The Grove.

4. **Mariah Dar, Hawkins Woods**

- Received a violation notice about Christmas Lights and suggested policies should be inclusive of holidays throughout the year, not just Christmas.
- Suggested softening the tone of the violation letter related to holiday violations.
- **Action:** The board will modify the language for "friendly reminder" notification.

5. **Rodney. Martin, Goswick Ridge**

- Had question about airbnb regulations in The Grove.

**K. Executive Session (Collections & Legal)**

1. Matt Chafin made a motion to move to executive session. Jason Scheer seconded. The meeting was moved to executive session at 7:53 pm.
2. Eric Drum motioned to come out of executive session. Amy Vincent seconded. The original board meeting was reconvened at 8:12pm.

**L. Date & Time of Next Board Meeting:** April 11, 2024

**M. Adjournment at 8:14 p.m.** Motion made by Amy Vincent, seconded by Eric Drum. All attending board members accepted.