

The Grove Homeowners Association
Board of Directors Regular Meeting
April 11, 2024
Meeting Minutes

Board of Directors Meeting

- A. Welcome and Call to Order (President)** Matt Chafin called the meeting to order at 6:35pm
- B. Roll Call and Quorum Status (President)** The following Board members were in attendance: Matt Chafin, Amy Vincent, Eric Drum, Phillip Greer, and Jason Scheer. Jo Mendoza and Michelle Hatchett were in attendance as representatives from Community Group.
- C. Set Adjournment Time 7:30pm (President)**
- D. Approval of Agenda (President)** Amy Vincent made a motion to approve agenda. Phillip Greer seconded, and all attending Board members voted in favor.
- E. Disposition of Minutes (President)** Amy Vincent made a motion to approve minutes. Eric Drum seconded, and all attending Board members voted in favor.
- F. Reports:**
1. ARC
 - In future months, Community Group will provide a monthly ARC update.
 2. Newsletter/Publicity/Website
 - The next edition covers the months of May, June and July. The deadline for submissions has been extended to April 19. Any ad leads or suggestions are most welcome.
 3. Clubhouse Coordinator
 - Ashley Kundu provided an update on the clubhouse improvements, many of which have been performed.
 - The new sofa ordered was delivered in the wrong color, and we are awaiting a refund from the vendor (Wayfair).
 - **Action:** Funds allocated to interior shutters will instead be put toward couch with performance fabric.
 - **Action:** Update rental agreement to explicitly prohibit taking down electronics or moving furniture outside.
 4. Social
 - Ashley Kundu provided an update on event activity.
 - The Easter event went well despite the bad weather, with 100+ kids attending.
 - Upcoming events include game nights in April and May, the business expo (since concluded), and the neighborhood yard sale on April 20.
 - The next Social Committee Meeting is May 8.

- The Social Committee is seeking volunteers for for National Night Out on August 6.
- **Action:** Michelle Hatchett will register The Grove with Associa for National Night Out.

5. Managing Agent

- No updates.

G. Actions Taken Without a Meeting

1. On March 19, 2024 Board approved Nature’s Way proposal for tree pruning along Coalfield for \$2,150.00
2. On March 26, 2024 Board approved transfer for funds from Money Market Deposit Account to Operating account in the amount of \$30k
3. On March 28, 2024 Board approved motion to transfer funds from Retained Earnings to Contingency Reserves for \$4,313.40

H. Unfinished Business. (President)

1. Fence on Grove Hill Repair/Replacement
 - Jo Mendoza contacted several vendors; one wasn’t interested in the work and one hasn’t replied back.
 - AOC (maintenance company) is working on pricing.
 - **Action:** Community Group will solicit additional quotes for wood and vinyl options.
2. Storage Shed at Clubhouse
 - Matt Chafin solicited input from neighbors.
 - **Action:** Community Group will come onsite to look at current shed and price out new shed with vendors.
3. Language for Friendly Reminder Violation Letters
 - Need to keep word “violation” in letter for legal purposes.
 - **Action:** The matter is closed.

I. New Business. (President)

1. Semiannual HOA Statements
 - Eric Drum proposed exploring the option of a semiannual payment structure in order to accommodate rising costs of HOA dues.
 - Michelle Hatchett provided pricing for current vs. semiannual payment processing; the change would amount to \$3.66 additional per home.
 - Amy Vincent agreed that as dues rise, offering semiannual payment options would be appealing.
 - Amy Vincent asked if there is an option to get emailed statements instead of printed ones to save money. Matt Chafin agreed that we should look into paperless statements.
 - **Action:** Community Group will look into electronic statements and payment options and provide more information.
2. Greenhouses Not Currently Covered In Design Standards

- Amy Vincent commented that she is not opposed to greenhouses, but is concerned that they could cause conflicts with other neighbors if the condition within the greenhouse falls into disrepair or becomes cluttered.
- Amy asked if we would need to update language to more specifically prohibit greenhouses.
- **Action:** Eric Drum will draft language to identify and clarify what is meant by accessory buildings (sheds) and to specifically address greenhouses.

3. Maturing CD

- **Action:** Review CD over email

J. Member Voice (President)

1. **Kathy Morris, Scotter Hills/Ridgemoor**

- Alerted Board to a a potential request for dispensation involving a dog. that she

K. Executive Session (Collections & Legal)

1. Amy Vincent made a motion to move to executive session. Eric Drum seconded. The meeting was moved to executive session at 7:44 pm.
2. Amy Vincent motioned to come out of executive session. Matt Chafin seconded. The original Board meeting was reconvened at 7:58 pm.

L. Date & Time of Next Board Meeting: June 13, 2024

M. Adjournment at 8:00 p.m. Motion made by Amy Vincent, seconded by Eric Drum. All attending Board members accepted.