

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
January 19, 2017
APPROVED

BOARD MEMBERS PRESENT

Dave Mikkelson – President
Jon Short – Treasurer
Scott Dominick – Secretary

BOARD MEMBERS ABSENT

Jim Preston – Vice President
Ann Marlin – Member at Large

MANAGEMENT PRESENT

Victoria Garner – Vice President, Cardinal Management Group, Inc.

HOMEOWNERS PRESENT

Heidie Rothschild – 7636 Audubon Meadow Drive
Melissa Schweitzer – 7592 Lindberg Drive

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Dave Mikkelson called the meeting to order at 7:07 p.m., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

COMMUNITY FORUM

Heidie discussed the recent car break-ins: multiple car break-ins on 1/18; police reports were taken; vehicles were unlocked; some items were recovered. Board will send a message to the community.

SPECIAL GUEST

None.

BOARD OF DIRECTORS REPORTS

President- Dave Mikkelson announced that a community member has volunteered for social committee chair. The new bank address for submitting HOA dues was in the management letter and has been posted to the website. Members should contact management with any questions. Box of records has been recalled from Iron Mountain and the fee waived. Mailbox numbers on single family homes have begun to peel. May need to present options to homeowners in the springtime.

Vice President- None

Treasurer- None

Member at Large- None

Secretary- Electronic votes: It was reported that the Board conducted six (6) votes via email.

11/19/2016 – Upon motion made by Dave Mikkelson and seconded by Ann Marlin, the Board voted to approve the fence request for 7575 Lindberg Drive. The motion carried unanimously.

11/25/2016 – Upon motion made by Dave Mikkelson and seconded by Melissa Schweitzer, the Board voted by email to approve the November 2016 meeting minutes. The motion carried unanimously.

12/6/2016 – Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board voted by email to disapprove the ARC application as submitted for adding stairs to the deck at 7597 Lindberg Drive. The motion carried unanimously.

12/9/2016 – Upon motion made by Dave Mikkelson and seconded by Ann Marlin, the Board voted by email to approve the organizational meeting minutes held December 6, 2016. The motion carried unanimously.

12/30/2017 - Upon motion made by Jim Preston and seconded by Dave Mikkelson, the Board voted by email to approve the modified ARC application for adding stairs to the deck at 7597 Lindberg Drive. The motion carried unanimously.

1/5/2017 - Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted by email to approve the ARC application for a fence at 7577 Lindberg Drive. The motion carried unanimously.

COMMITTEE REPORTS

Communications – None

Website – None

Covenants – None

Landscape – None

Pool – The final draft of the pool rules was review by the Board. Management recommended that any restrictions based on age be changed in the rules to ensure no conflicts with fair housing rules.

Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted to approve the Pool Rules as amended. Motion carried unanimously.

Social – See above in president's report.

Neighborhood Watch – Covered earlier; Continue to be vigilant for vehicles, suspicious activities and notify authorities.

Dog Park (Ad-hoc) – None. As a temporary committee, there has been no progress in over a year.

Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board voted to dissolve the dog park committee. The motion carried unanimously.

MANAGEMENT REPORT

Administrative

Financials:

Management announced there is a \$35,000 CD coming to maturity at the end of the month of February. Management suggested that this CD be reinvested within the ladder.

Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board approved the reinvestment of the maturing CD within the ladder. The motion carried.

Grounds & Maintenance

Work Orders: There are no open work orders at this time.

Contracts

Tot Lot: The Board will review options to replace the playground equipment (see-saw) removed from the White Heron tot lot.

Pavement proposal: Management presented two (2) proposals for stop bars and stenciled “stop” at the four-way intersection in front of the pool house as discussed at the last meeting. Dominion proposal was \$2500. Management recommended approval of the Brothers proposal at \$600.

Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted to accept the Brothers Paving & Concrete proposal to paint STOP bars and STOP-stencil at the 4-way intersection of Cyrene and Grey Goose Way for a total cost of \$600. The motion carried.

Pool: Management presented three (3) proposals for the pool house renovation and recommended approval of the proposal from PSG. All met the scope of work with the Kolas Contracting proposal quote coming in significantly less. Flooring samples were provided by management as a separate contract. Board will consider storage options for pool furniture storage while the pool house is undergoing renovations.

Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board voted to accept the Kolas Contracting proposal to renovate/update the pool house for a total cost of \$37,032. The motion carried.

Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board voted to accept the SUNDEK proposal to install SunEpoxy quartz flooring system in the pool house for a total cost of \$10,715. The motion carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

EXECUTIVE SESSION

Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board voted to enter Executive Session at 8:18 p.m. to discuss open ARC violations, ARC applications, and delinquent accounts. The motion carried.

Upon motion made Dave Mikkelson and seconded by Jon Short, the Board voted to exit Executive Session at 8:42 p.m. The motion carried.

Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board voted to approve all decisions made in Executive Session. The motion carried.

Unit file #: 1630 – Bagged garbage on the curb without a container - \$50 assessment

Unit file #: 5540 – Front yard lamp inoperable - \$50 assessment

RB file #: 756140 – Accepted the payment plan of 4 monthly payments of \$500 for a \$2000.00 settlement/payment in full.

ADJOURNMENT

Upon motion made by Dave Mikkelson and seconded by Jon Short, the Board voted to adjourn the meeting at 8:44 p.m. The motion carried.

The next Board of Directors meeting is scheduled for Thursday, February 16, 2016, at 7:00 p.m. at the Mount Vernon Government Center.

Respectfully submitted by Scott Dominick