

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
April 20, 2017
APPROVED

BOARD MEMBERS PRESENT

Dave Mikkelson – President
Jim Preston – Vice President
Ann Marlin – Member at Large
Jon Short – Treasurer
Scott Dominick – Secretary

BOARD MEMBERS ABSENT

NONE

MANAGEMENT PRESENT

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

HOMEOWNERS PRESENT

Clancy Preston - 7598 Lindberg Drive
Gary Kosciusko – 7706 Audubon Meadow Way
Heidie Rothschild - 7636 Audubon Meadow Way

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Dave Mikkelson called the meeting to order at 7:01 p.m., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

COMMUNITY FORUM

Community Cleanup – Spring cleanup scheduled for April 22nd; Fall cleanup tentatively scheduled for October 14th.

BOARD OF DIRECTORS REPORTS

President-

- Annual community walk-through scheduled for 11 May
- Need to update due-process resolution

Vice President- None

Treasurer- None

Member at Large- None

Secretary- Electronic votes: It was reported that the Board conducted three (3) votes via email.

3/18/2017 – Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted by email to approve the new community Social Chair. The motion carried unanimously.

3/24/2017 – Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted by email to approve the March 2017 meeting minutes. The motion failed (Jon Short abstained). Board will vote on the minutes at the board meeting in April.

3/30/2017 – Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted by email to approve the ARC application for 7644 AMW. The motion carried unanimously.

COMMITTEE REPORTS

Communications – None

Website – Articles added to homepage.

Covenants – None

Landscape – Palmer’s will add holly trees next to pool fence on west side.

Pool – Remodel continues with flooring going in next. Hot water heater was dropped from original contract and contract bid sent to Kiddco Plumbing.

Social – The Easter Party was well attended and a huge success; Submitted a proposed schedule of events for 2017 for the Board’s information and input; Submitted amended language for the community garage/yard sale policy.

Neighborhood Watch – Nothing Significant to Report this month; Quiet month on the community social media page; Suggestion to install “closed after dusk” signs at the Tot Lots.

MANAGEMENT REPORT

Administrative

March Meeting Minutes:

Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted to approve the March 2017 Meeting Minutes. The motion carried 4 to 0. (Jon Short abstained)

Financials:

Management announced there is a CD coming to maturity at the end of the month of April, nothing else matures until 2018. Recommended reinvestment.

Upon motion made by Jim Preston and seconded by Dave Mikkelson, the board voted to reinvest the expiring CD into the laddered investment plan. The motion carried unanimously.

Draft Audit:

Upon motion made by Jon Short and seconded by Jim Preston, the board voted to approve the 2016 audit. The motion carried unanimously.

Grounds and Maintenance:

Management conducted a walkthrough with the landscape company. The company will address several issues identified during the walkthrough; Spring flowers will be planted in May.

Pool House Proposals:

Waiting on High Sierra Pools to submit a list of action items for the pool that need to be completed in preparation for upcoming pool season. Board approved Management to contract for shelving in the storage area behind the proposed louvered doors.

Upon motion made by Dave Mikkelson and seconded by Jim Preston, the board voted to approve the Kolas proposal to install louvered pine closet doors in the pool house, totaling \$575.00. The motion carried unanimously.

The Board authorized Management to have Kolas install wire shelving in the new "closet"; no proposal needed.

Tot lot:

Management will conduct inspection in next few weeks. Board will select replacement for the seesaw at the tot lot on WHT.

Cyrene/Grey Goose Intersection:

Brothers Company will be painting Stop Bars on pavement on 26 April.

Upon motion made by Jon Short and seconded by Jim Preston, the board voted to approve the revised Precision proposal to install soap dispensers, toilet roll dispensers, and napkin disposals, totaling \$580.76. Motion carried unanimously.

Upon motion made by Jon Short and seconded by Dave Mikkelson, the board voted to approve the Clean Advantage proposal to provide janitorial services for the community pool house, at a rate of 378.74 per month. Motion carried unanimously.

Upon motion made by Jim Preston and seconded by Dave Mikkelson, the board voted to renew the Snow Management Contract with Shenandoah Landscape Services for the 2017.2018 winter season. Motion carried unanimously.

Management received a sidewalk/pavement maintenance proposal from Finley Asphalt and Sealing. Management will request additional bids from industry contractors.

NEW BUSINESS

Upon motion made by Dave Mikkelson and seconded by Jim Preston, the board voted to renew the Insurance policy totaling \$4,990.35. The motion carried unanimously.

NEW BUSINESS

None.

EXECUTIVE SESSION

Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted to enter Executive Session at 8:08 p.m. to discuss open ARC violations, ARC applications, and delinquent accounts. The motion carried unanimously.

Upon motion made Jim Preston and seconded by Dave Mikkelson, the Board voted to exit Executive Session at 8:24 p.m. The motion carried unanimously.

No decisions made during executive session requiring a vote.

OTHER BUSINESS:

Upon motion made by Jon Short and seconded by Jim Preston, the board voted to accept the proposal to replace the 120-gallon water heater in the pool house with new unit for a total of \$8,820.00. The motion carried by a vote of 4 to 1. (Dave Mikkelson opposed)

ADJOURNMENT

Upon motion made by Jim Preston and seconded by Jon Short, the Board voted to adjourn the meeting at 8:32 p.m. The motion carried unanimously.

The next Board of Directors meeting is June 15, 2017.

Respectfully submitted by Scott Dominick