

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
June 15, 2017

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

NONE

MANAGEMENT PRESENT

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

HOMEOWNERS PRESENT

Clancy Preston - 7598 Lindberg Drive
Monica Bamford – 7557 Great Swan Court
Jennifer Harchick – 7761 White Heron Trail

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Jim Preston 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

Handicap Spots – Recommendation to designate 1 or 2 handicap parking spots in the Great Swan Ct. parking lot

BOARD OF DIRECTORS REPORTS

President- Jim Preston

- The utility cover at the corner of GGW & Lindberg is partially knocked off the base. The Board requested Management contact the utility company to fix. For utility covers located on homeowner property, it is property owners' responsibility to call utility company if it cannot be fixed.
- Community walkthrough is rescheduled for Tuesday, June 27 @ 1000

Vice President- None

Treasurer- None

Member at Large- None

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

4/27/2017 – Upon motion made by Scott Dominick and seconded by Ann Marlin, the Board voted by email to approve the April 2017 meeting minutes. The motion carried unanimously.

5/5/2017 – Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted by email to extend the settlement offer by 60-days for RB # 756140.001. The motion carried unanimously.

5/11/2017 – Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted by email to approve the Spring Landscape Proposal from Palmers, with the exception of Items #4 and #6. The motion carried unanimously.

5/12/2017 – Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted by email to approve the deck application for 7665 AMW with the condition it complies with ARC Guidelines. The motion carried unanimously.

5/15/2017 – Upon motion made by Scott Dominick and seconded by Ann Marlin, the Board voted by email to elect Jim Preston as Board President. The motion carried unanimously.

5/16/2017 – Upon motion made by Jim Preston and seconded by Ann Marlin, the Board voted by email to elect Scott Dominick as Vice President. The motion carried unanimously.

COMMITTEE REPORTS

Communications – None

Website – None

Covenants – None

Landscape – None

Pool – None

Social –

- Social committee is meeting once a month. Meeting on Tuesday, June 20th, to cover details of the Block Party
- There were three (3) Social Events scheduled in June. The Pool Party (June 3rd), Garage Sale (June 10th), and Wine Tasting at the Pool House (June 17th). The Pool Party was well attended and a huge success!
- Block Party is the next big event and scheduled for August 26th.
- All events for 2017 are posted on Facebook and the Pool House Bulletin Board.
- National Night Out is Tuesday, August 1st.
- Requested the Board consider restoring \$1,700.00 to this years' Social Budget.

Neighborhood Watch – None

MANAGEMENT REPORT

Financials – Nothing significant to report

Administrative

Engagement Letter:

Upon motion made by Jim Preston and seconded by Jon Short, the Board voted to approve the Engagement Letter from Goldklang Grp. The motion carried.

Draft Resolution:

Upon motion made by Jim Preston and seconded by Scott Dominick, the Board voted to approve the updated Policy Resolution for Procedures to Ensure Due Process. The motion carried.

Grounds and Maintenance:

No grounds & maintenance issues required vote. There are a few minor items left to accomplish on the grounds this year. The retaining wall behind the homes on White Heron Trail is one of them. Management will discuss turf renovation in August with Palmers.

White Heron Trail Tot lot: Proposal received from All Recreation to replace the see saw. The Board defers decision to the July Board Meeting.

Pool House: Received proposal from Kolas to touch up the finish on the Pool House Glass Entry doors. The Board decided not to have the touch up work done on the doors.

Concrete Proposal:

Upon motion made by Jon Short and seconded by Jim Preston, the Board voted to approve the proposal from to accept the proposal from Dominion Paving & Sealing to repair/replace the sidewalks in the community. The motion carried unanimously

NEW BUSINESS

None.

EXECUTIVE SESSION

Upon motion made by Jim Preston and seconded by Jon Short, the Board voted to enter Executive Session at 8:10 p.m. to discuss open ARC violations, ARC applications, and delinquent accounts. The motion carried.

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

Upon motion made by Jim Preston and seconded by Scott Dominick, the Board voted to approve all decisions made in Executive Session. The motion carried.

Unit file #: 1629 – Front yard lamp inoperable. Assess \$10/day.

Unit file #: 5577 – Garden in backyard exceeds 25% of yard and dirt removed from common area. Assess \$10/day.

Unit file #: 7608 – Trash out on non-collection day. Assess \$50.

Unit file #: 2411 – Front yard lamp inoperable. Corrected.

RB File #: 756169 - Upon motion made by Jon Short and seconded by Jim Preston, the Board voted to proceed with lawsuit. The motion carried.

Upon motion made by Jim Preston and seconded by Scott Dominick, the Board voted to approve the Social Committee request to restore \$1,700.00 to the Social budget for this calendar year. The motion carried.

Upon motion made by Jim Preston and seconded by Scott Dominick, the Board voted to approve the designation of one (1) handicap parking spot in the parking lot on Great Swan Ct. The motion carried with 3 votes for and 1 vote against.

ADJOURNMENT

Upon motion made by Jon Short and seconded by Jim Preston, the Board voted to adjourn the meeting at 8:41 p.m. The motion carried.

The next Board of Directors meeting is scheduled for 20 July 2017 at 7pm.

Respectfully submitted by Scott Dominick