

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

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
Jennifer Harchick – 7761 White Heron Trail
Bo Marlin – Lindberg Drive

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Jim Preston called the meeting to order at 7:00 p.m., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

COMMUNITY FORUM

Nothing discussed during community forum.

BOARD OF DIRECTORS REPORTS

President- Jim Preston

- The Board conducted its Annual inspection of the community on 27 June. General violations included dirty siding, deteriorating/dirty steps, peeling trim and door paint, and bare-spots in landscape/yards.

Vice President- None

Treasurer- None

Member at Large- None

Secretary- None

COMMITTEE REPORTS

Communications – The deadline for community newsletter articles is Monday, 24 July.

Website – None

Covenants – None

Landscape – None

Pool – A new fan was delivered to the poolhouse.

Social –

- The June Wine Social was a huge success with a good turnout.
- Block party caterer and rental have been contracted. Ask the board to consider approval of cash tip for caterer. The Social Committee is considering a \$10/guest charge for non-community members to attend.
- Requested Management provide a current list of Community members
- The Social Committee submitted a few proposals increasing participation and visitors to the Garage Sales. Next Garage Sale is scheduled for Saturday, 23 September.
- The Social Committee proposed a beer social event the evening of 23 September, following the Garage Sale.
- Suggested the Board consider adding power outlets to outside of the pool house and look at the securing the bulletin board.
- Requested the Board consider a \$2-3K increase to the 2018 Social Budget.

Neighborhood Watch – None

MANAGEMENT REPORT –

Financials – Nothing significant to report

Grounds and Maintenance –

Handicap Sign: The Handicap Sign was picked up for install on Great Swan Court.

Sidewalks: Dominion Paving signed the contract and will complete sidewalk repairs on August 9th & 10th. The Board will post information to the website and social media to inform Community members.

Tot Lot: Management provided the Board with Recreational Equipment magazines for review and selecting of replacement for the WHT Tot Lot.

GSC Mailboxes: Contractor will be on site to inspect mailbox structure on Great Swan Ct.

Contracts -

Tot Lot:

Upon motion made by Jon Short and seconded by Jim Preston, the Board voted to approve the Palmer's Property Maintenance LLC proposal to remove and replace timbers framing in the tot lot. The motion carried.

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 Scott Dominick, the Board voted to exit Executive Session at 8:18 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.

ARC Applications:

7570 Grey Goose Way: Deck application – Approved

7731 White Heron Trail: Loose Rock – Approved with condition that rock/stone comply with ARC standards

Other Business:

#5544 – Approved request by owner to waive late fee.

FINAL BUSINESS

Upon motion made by Ann Marlin and seconded by Jim Preston, the Board voted to approve the June Meeting Minutes. The motion carried.

Upon motion by Jon Short and seconded by Jim Preston, the Board voted to approve a cash tip for the Block Party caterer. The motion carried.

Upon motion made by Jim Preston and seconded by Scott Dominick, the Board voted to cancel the August 2017 Board Meeting. The motion carried

ADJOURNMENT

Upon motion made by Jim Preston and seconded by Jon Short, the Board voted to adjourn the meeting at 8:28 p.m. The motion carried.

The next Board of Directors meeting is scheduled for Thursday, 21 September 2017 at 7pm.

Respectfully submitted by Scott Dominick