

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
April 5, 2018

BOARD MEMBERS PRESENT

Jim Preston - President
Scott Dominick – Vice-President
Scott Kieffer - Secretary

BOARD MEMBERS ABSENT

Carlton Battle – Treasurer

MANAGEMENT PRESENT

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

HOMEOWNERS PRESENT

NONE

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Jim Preston called the meeting to order at 7:17 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 – None.

Vice President – None.

Treasurer – Absent.

Secretary – Electronic votes: It was reported the Board conducted five votes via email.

3/3/2018 – Upon motion by Jim Preston and seconded by Scott Dominick, the Board voted by email to approve the Social Committee's proposal for events and dates in 2018. The motion carried unanimously.

3/7/2018 – Upon motion by Scott Dominick and seconded by Jim Preston, the Board voted by email to approve the ARC applications for roof replacement at 7587, 7589, & 7591 Great Swan Court. The motion carried unanimously.

3/12/2018 – Upon motion by Jim Preston and seconded by Scott Kieffer, the Board voted by email to Cardinal Management's proposal for use of Smartweb's Violation Tracking software/application. The motion carried unanimously.

3/20/2018 – Upon motion by Jim Preston and seconded by Scott Dominick, the Board voted to approve the Minutes from the February 15, 2018 Board of Directors Meeting. The motion carried unanimously.

4/5/2018 – Upon motion by Scott Kieffer and seconded by Scott Dominick, the Board voted by email to approve the ARC application for roof replacement at 7551 Great Swan Court. The motion carried unanimously.

COMMITTEE REPORTS

Communications – None.

Website – None.

Covenants – None.

Clean-up – The Board is still looking for volunteers to head the Clean-up Committee. If no one volunteers, the Board may have to seek contract support for this important function.

Landscape – None.

Pool – None.

Social – The Social Committee reported via email the following:

- The first event of 2018, the Easter Egg Hunt & Party, was a great success. Over 30 children, plus parents, attended the event. The event included Easter egg hunt, egg coloring, the Easter Bunny, snacks, and music.
- The next social event is the Cornhole Tournament on April 21st.
- The Social Committee plans to post event flyers and pictures of events on the GATHM website.

Neighborhood Watch – None.

MANAGEMENT REPORT

Financials – Nothing significant to report.

Violations – The Board received new violation stickers.

Pool Rules – The Association's pool mailing has been sent to all homeowners.

Reserve Study – Management provided Reserve Advisors with approved proposal and down payment for the 2018 reserve study update.

Upon motion by Scott Dominick and seconded by Jim Preston, the Board voted to accept the representation letter for the Reserve Advisors, Goldklang Group CPSs, P.C.. The motion carried unanimously.

Upon motion by Jim Preston and seconded by Scott Kieffer, the Board voted to transfer excess Member Equity to Reserve Equity, as proposed in the draft audit. The motion carried unanimously.

Rentals – Management noted the Association’s current rental percentage is 20%.

Cleaning Contract – Management presented a proposal from Clean Advantage for the 2018 pool season.

Upon motion by Jim Preston and seconded by Scott Dominick, the Board voted to accept the cleaning contract proposal from Clean Advantage. The motion carried unanimously.

UNFINISHED BUSINESS/NEW BUSINESS

None.

EXECUTIVE SESSION

Upon motion made by Jim Preston and seconded by Scott Dominick, the Board voted to enter Executive Session at 7:38 p.m. to discuss ARC applications, open ARC violations, and delinquent accounts. The motion carried unanimously.

Upon motion made Scott Dominick and seconded by Jim Preston, the Board voted to exit Executive Session at 7:55 p.m. The motion carried unanimously.

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

ARC Applications:

- 7704 Audubon Meadow: Patio/Deck application – Approved.
- 7567 Great Swan Court: Roof replacement application – Approved.

ADJOURNMENT

Upon motion made by Jim Preston and seconded by Scott Kieffer, the Board voted to adjourn the meeting at 7:56 p.m. The motion carried.

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

Respectfully submitted by Scott Kieffer