

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Annual Meeting Minutes
December 7, 2017

BOARD MEMBERS PRESENT

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

MANAGEMENT PRESENT

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

GUEST SPEAKERS

Mr. Marcus Wadsworth from Supervisor McKay's Office
MPO Robert Urps – Mount Vernon District Station

CALL TO ORDER/VERIFICATION OF QUORUM

Board President called the meeting to order at 7:00 p.m., noting the presence of quorum. Commenced with introduction of Board Members and Proof of Notice.

GUEST SPEAKER

MPO Urps provided an updated list of emergency contact numbers and informational websites to the attendees. MPO also uses NextDoor to communicate with the community. Noted the citizens advisory committee meets on the 2nd Tuesday of every month. Emphasized the importance of making a police report vice relying on social media to discuss suspicious events. Resource management was contacted regarding the tent in the woods behind Lindberg homes, they went out to destroy the campsite. Concluded with a brief plug for the auxiliary police officer program, the police force is seeking volunteers.

MOTION to approve 2016 Annual Meeting Minutes made by Jon Short and seconded by Ann Marlin.
Motion carried.

GUEST SPEAKER

Marcus Wadsworth from Supervisor McKay's Office reported that on the state of the county. Discussed Route 1 planning regarding the EMBARK which is a long term project extending out to 2040 and includes widening of RT1, new transportation stations, and possible metro expansion. Mr. Wadsworth also discussed efforts to curtail predatory loan shops, the status of the Pen Daw multi-use project, and repurposing of the old Mt. Vernon High School for county use.

ELECTION OF BOARD MEMBERS

Management reported there are two seats available, Secretary and Treasurer.

MOTION to close nominations made by Jon Short and seconded by Melissa Schweitzer. Motion carried.

MOTION to elect new board members, Carlton Battle – Treasurer and Scott Kieffer – Secretary, made by Jon Short and seconded by Heidie Rothschild. Motion carried.

STATE OF THE ASSOCIATION - PRESIDENT'S REPORT

Productive year for The Board and The Grove's committees. We painted STOP bars on the pavement at the intersection of Cyrene and Grey Goose, remodeled the pool house, replaced the bulletin board, and streamlined the pool pass distribution process. We repaired several sections of deteriorating sidewalk throughout the community, conducted a spring landscape inspection, and installed a new see-saw in the White Heron playground. We renewed contracts with (1) American Disposal for trash/recycling removal,

(2) pool house cleaning services, and it was noted that Shenandoah continues to do a satisfactory job with the snow removal in the community. We renewed the insurance policy and revised the associations Due Process to be in line with code changes. We conducted an annual compliance inspection of the community and noted that the community remains in good condition but as it ages we are noticing more water damage on the properties.

TREASURER'S REPORT

We had a clean audit report for 2016 and noted 17% positive members equity and 5% delinquency rate. The Board approved the 2018 budget, which resulted in no change to the annual assessments for the 3rd year in a row. The community is operating at a surplus of \$23K with \$72K in the reserve account.

HOMEOWNER FORUM

Members commented the community looks to be in really good condition. Members discussed the progress of the project to raise the power lines behind Lindberg homes and the height/displeasing sight of the new large towers in their backyards. Members appreciated the article in the newsletter regarding parking issues around the community.

NEW BUSINESS

The annual raffle was held and winners were drawn. President Jim Preston recognized and thanked the community volunteers.

ELECTION RESULTS Carlton Battle and Scott Kieffer were elected as Board of Director members.

ADJOURNMENT Upon motion made by Jon Short and seconded by Scott Kieffer, the membership voted to adjourn the meeting at 8:07 p.m. The motion carried.

Respectfully submitted by Scott Dominick