

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
June 21, 2018

BOARD MEMBERS PRESENT

Jim Preston - President
Scott Dominick – Vice-President
Scott Kieffer – Secretary
Carlton Battle – Treasurer
Kenyatta Williams – Member-at-Large

BOARD MEMBERS ABSENT

None

MANAGEMENT PRESENT

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

HOMEOWNERS PRESENT

Antehun Zeieke – 7573 Grey Goose Way
Zehra Ahmed – 7573 Grey Goose Way
Jennifer Harchick – 7761 White Heron Trail (Social Committee)
Tommy Pritchett – 7719 White Heron Trail
Gary Kosciusko – 7706 Audubon Meadow Way (Covenants Committee)
David Petrie – 7552 Great Swan Ct (Architectural Committee)

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Jim Preston called the meeting to order at 7:02 p.m., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

MEMBERS OPEN FORUM

Nothing discussed during community forum.

BOARD OF DIRECTORS REPORTS

President – None.

Vice President – None.

Treasurer – None.

Secretary – Electronic votes: It was reported the Board completed two votes via email.

6/4/2018 – Upon motion by Jim Preston and seconded by Scott Kieffer, the Board voted by email to approve the ARC applications for roof replacement at 7650 Audubon Meadow Way. The motion carried unanimously.

6/20/2018 – Upon motion by Scott Kieffer and seconded by Jim Preston, the Board voted to approve the Minutes from the May 22, 2018 “Special” Board of Directors Meeting. The motion carried unanimously.

COMMITTEE REPORTS

Communications – None.

Website – None.

Covenants – It was noted the Covenants Committee was continuing to cite grass/landscape issues but was setting the suspense for corrections into the fall, when it was more likely for grass to grow. It was also recommended the backs of yards be looked at during the next Annual Community Walk Through, scheduled for July 18, 2018.

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 – It was noted there were broken shelves in the storage area. The Board approved removing these broken shelves and replacing with new.

Social – The Social Committee reported the following:

- Brochures were recently distributed to all GatHM homes advertising the 2018 Social Events.
- Overall, turnout has been low for recent social events (i.e., the cornhole tournament, wine tasting, and pool party), despite robust advertising and planning put into each.
- The Social Committee Chair submitted her resignation, effective in the Fall 2018. Any homeowners interested in filling this important position should contact the Board.

Neighborhood Watch – None.

MANAGEMENT REPORT

Financials – Management noted a CD scheduled to mature July 30, 2018, and recommended it be reinvested within the ladder.

Upon motion by Scott Kieffer and seconded by Carlton Battle, the Board voted to reinvest the expiring CD. The motion carried unanimously.

Reserve Study – Management provided the Board with draft the Reserve Study for review. The study calls for pavement repairs in 2018, estimated at \$25,380. The study also calls for an increase in reserve contributions in 2019 to \$50,800.

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

Pool – Management has inspected the pool house periodically since opening and found it to be clean. The white coat on the pool appears to be stained and failing; Management is reviewing this further.

Snow Contract – Management has requested a renewal proposal for the 2018/2019 winter season.

UNFINISHED BUSINESS/NEW BUSINESS

None.

EXECUTIVE SESSION

Upon motion made by Jim Preston and seconded by Scott Kieffer, the Board voted to enter Executive Session at 8:32 p.m. to discuss ARC applications, open ARC violations, and delinquent accounts. The motion carried unanimously.

Upon motion made Jim Preston and seconded by Scott Dominick, the Board voted to exit Executive Session at 8:55 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:

- 7735 White Heron Trail: Front yard improvements – Approved.*
- 7701 White Heron Trail: Roof replacement– Approved.*
- 3446 Turtle Dove Nook: Repaint main door & shutters – Approved.*
- 7709 White Heron Trail: Install fence– Approved.*
- 7523 Lindberg Dr: Correct drainage– Approved.*

ADJOURNMENT

Upon motion made by Scott Dominick and seconded by Jim Preston, the Board voted to adjourn the meeting at 8:55 p.m. The motion carried.

The next Board of Directors meeting is scheduled for Thursday, August 16 2018, at 7pm.

Respectfully submitted by Scott Kieffer