

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
August 15, 2019

BOARD MEMBERS PRESENT

Scott Dominick – President
Scott Kieffer – Treasurer
Matt Buchanan – Member-at-Large
Kenyatta Williams – Secretary

BOARD MEMBERS ABSENT

Carlton Battle – Vice-President

MANAGEMENT PRESENT

Cynthia du Busc – Portfolio Manager, Cardinal Management Group, Inc.

HOMEOWNERS PRESENT

Gary Kosciusko – 7706 Audubon Meadow Way (Covenants Committee)
Chris Kline – 7717 White Heron Trail (Social Committee)
Hayley Green – (Communications/Newsletter Committee)

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Scott Dominick called the meeting to order at 7:02pm., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

MEMBERS OPEN FORUM

Covenants Committee discussed dead trees around the neighborhood mainly Sycamore trees that need either replacing or removal. We do have proposals for removal on a couple of trees that we'll discuss later. Chris suggested to not replace any of the dead Pine trees, especially on White Heron Trail, due to the sap and pine needles all over cars.

Communications/Newsletter Committee discussed if we should go digital with the newsletter and decided to scale back to publishing it twice a year. Will shoot for a newsletter to go out this fall mainly including key or upcoming dates, trash/recycling reminders, etc. Also asked if we can bring back Dog Swim for the last hour of the last day the pool will be open, which board approved.

BOARD OF DIRECTORS REPORTS

President – Decided to forego this year's annual neighborhood walkthrough since we're receiving detailed violations via Covenants Committee.

Will have landscaping look at issue mentioned by 7611 Grey Goose Way homeowner regarding muddy area in the back of townhomes.

Inquired on refurbishing of pool furniture versus replacing proposals; Cynthia will be collecting quotes from at least two companies for review.

Mentioned Heidi's recent lifeguard complaint regarding the ages of some of the lifeguards and if we can only request those 18 years of age or older.

Vice President – None.

Treasurer – None.

Secretary – None.

COMMITTEE REPORTS

Communications/Website – Discussed the need for volunteers to submit articles for the newsletters. And getting all approved meeting minutes uploaded to website ASAP.

Covenants – Gary has returned from vacation and will restart his neighborhood walkthroughs again tomorrow.

Inquired about what should be done regarding the Lindburg mailbox number replacements. Clancy did get some replacement numbers we can possibly use, but ultimately, the replacements will be left up to the homeowners.

Read ARC in regards to devices installed on front of homes. The board will retroactively approve on case-by-case basis spotlights/motion sensors already installed on homes. Scott D will walk around with Gary to check those out. Considering obtaining email addresses of those that don't have an ARC application on file for those and sending them the PDF fillable application for their convenience.

Social – Chris has forwarded the current budget/spending for the committee to the board. The remaining activities for this year are 1) Adult-only wine tasting at pool on August 30th, 2) Annual block party on September 14th, 3) Fall party for kids before Halloween, 4) Chili cook-off with maybe corn hole and grilled hamburgers and/or hot dogs again tentatively in October, 5) End of the pool season dog swim. 2010 activities will start up again in the spring.

Neighborhood Watch – None.

Pool – Heidi requested to not have pool furniture stored in pool house until after November in case Social Committee has any activities using the facility. Also requested \$300 for supplies such as a whiteboard; was approved and will be taken from the office supply line item.

MANAGEMENT REPORT

Financials – None.

Work Orders – Submitted 2 proposals for tree removals behind 7584 Lindburg and in the median of parking area in front of 7601 Grey Goose Way. Since there is money left in the budget, the tree removal for 7584 Lindburg has been approved and we'll review the other tree in the spring.

Grounds – Believe landscaping is doing a pretty good job and very responsive. Also taking care of utility strips installed.

Pool – Received a quote to have the locker room fan replaced in the pool house.

Tot Lots – None.

Asphalt – None.

UNFINISHED BUSINESS/NEW BUSINESS

Cynthia sent out an RFP for landscaping proposals; received 2 of 3 responses so far.

We will not have a room at the Mount Vernon Government Center for October's board meeting, so will have that meeting at Sherwood Library again.

Need a date for this year's annual meeting. We have decided on Thursday, December 5 @ 7:00pm.

Scott Dominick, President, will be stepping down at the end his term this year, so the position will be open and new candidate voted upon during this year's annual meeting.

EXECUTIVE SESSION

Upon motion made by Scott Dominick and seconded by Scott Kieffer, the Board voted to enter Executive Session at 8:03pm to discuss ARC applications, open ARC violations, and delinquent accounts. The motion carried unanimously.

ARC Applications:

- 7638 Audubon Meadow Way: Replacement of exterior lights/lamps - Approved.

Upon motion made Scott Dominick and seconded by Kenyatta Williams, the Board voted to exit Executive Session at 8:10pm. The motion carried unanimously.

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

ADJOURNMENT

Upon motion made by Scott Dominick and seconded by Matthew Buchanan, the Board voted to adjourn the meeting at 8:17pm The motion carried.

The next Board of Directors meeting is scheduled for Thursday, October 17, 2019, at 7pm. This year's Annual meeting is scheduled for Thursday, December 5, 2019 at 7pm.

Respectfully submitted by Kenyatta Williams