

THE GROVE AT HUNTLEY MEADOWS  
HOMEOWNERS ASSOCIATION  
**Minutes of the Board of Directors Meeting**  
**October 17, 2019**

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

Carlton Battle – Vice-President  
Scott Kieffer – Treasurer

**MANAGEMENT PRESENT**

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

**HOMEOWNERS PRESENT**

Gary Kosciusko – 7706 Audubon Meadow Way (Covenants Committee)  
Kiran Kumar Kolachala or Sridevi Kakarla – 7629 Audubon Meadow Way

**CALL TO ORDER/VERIFICATION OF QUORUM**

Board President Scott Dominick called the meeting to order at 7:05pm., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

**MEMBERS OPEN FORUM**

Covenants Committee discussed dead trees being removed from common area not always being replaced. They will be treated on a case-by-case basis, but they will continue to be removed without replacement unless they are in a more pronounced area.

Hearing Violations:

- Unit File #78GROV 1629 01 (7629 Audubon Meadow Way): Violation closed on 9/23/19; lamp violation still on owner's account, so we'll check to see if lamp is fixed. Admin fee paid and the remainder waived.
- Unit File #78GROV 3584 02 (7584 Great Swan Court): Violation closed 10/3/19; \$50 one-time assessment imposed.
- Unit File #78GROV 5525 01 (7525 Lindberg Drive): Violation closed on 10/6/19; no fee assessed.

**BOARD OF DIRECTORS REPORTS**

**President** – None.

**Vice President** – None.

**Treasurer** – None.

**Secretary** – Electronic votes: The Board completed one vote via email since the last Board meeting:

***8/23/2019 – Upon motion by Scott Kieffer and seconded by Matt Buchanan, the Board voted by email to approve the ARC Application for deck resurfacing at 7523 Audubon Meadow Way. The motion carried unanimously.***

**COMMITTEE REPORTS**

**Communications/Website** – None.

**Covenants** – Gary is catching up on violations. It's a little hard with only one person to cover the entire community, so pretty much covering by category. There are 36 pending, outstanding violations. He recommends November meeting to discuss violations before this year's annual meeting. Scott D will recruit helps for covenants assistance.

Also provided two articles to the Communications committee to help with this year's last newsletter, but probably still don't have enough. Scott D will check on newsletter status.

**Social** – None.

**Neighborhood Watch** – None.

**Pool** – None.

**MANAGEMENT REPORT**

**Financials** – None.

**Work Orders** – None.

**Grounds** – Pansies going in tomorrow via LandCare.

**Pool** – None.

**Tot Lots** – None.

**Asphalt** – None.

**UNFINISHED BUSINESS/NEW BUSINESS**

**2020 Budget Draft** – Will review and vote for 2020 Budget draft in November.

**2020 Mowing Proposals** - Received 2020 mowing proposals and accepted LandCare proposal. ***Motion made by Scott Dominick and seconded by Matthew Buchanan. The motion carried unanimously.***

**2020 Pool Service Proposal** – Received 2020 pool service proposals and accepted High Sierra Pools proposal. ***Motion made by Scott Dominick and seconded by Matthew Buchanan. The motion carried unanimously.***

**Pool Furniture Proposals** - Received pool furniture refurbishment/replacement proposals. Can check out example of refurbishment item at pool house.

**EXECUTIVE SESSION**

***Upon motion made by Scott Dominick and seconded by Matthew Buchanan, the Board voted to enter Executive Session at 8:03pm to discuss maturity of CD to be use \$20,000 for pool furniture refurbishment. The motion carried unanimously.***

***Upon motion made by Scott Dominick and seconded by Matthew Buchanan, the Board voted to discuss sending a cease and desist letter for Great Swan Court noise complaint. The motion carried unanimously.***

***Upon motion made by Scott Dominick and seconded by Matthew Buchanan, the Board voted to discuss possibly decreasing the amount of reserve to levy HOA fee increase. The motion carried unanimously.***

***Upon motion made Scott Dominick and seconded by Kenyatta Williams, the Board voted to exit Executive Session at 8:30pm. 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 8:32pm. The motion carried.***

The next Board of Directors meeting will be the Annual meeting, which is scheduled for Thursday, December 5, 2019 at 7pm.

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Respectfully submitted by Kenyatta Williams