

**Village Grove Property Owners
Board of Directors Meeting
February 29, 2024**

The meeting was called to order at the offices of Shaben and Associates at 6:05 PM. Present were Board members: Kelvin Minniefield, Jordan Sammons, Will Biggins, Kristen Kantor and Betsy Baldwin along with Management: Brandy Huff and Mike Shaffer. Also present was Brent Werrback, the owner of our current general contracting company Source One.

Brent has replaced the pediments above all the windows in 2 town home buildings where residents were experiencing water leaks into the interior of their homes at the windows. He brought examples of the rotted and warped existing pediments that his company removed and explained to the Board how they were the cause of those water leaks. Source One has replaced the pediments with HDU compressed foam pediments that will not rot or warp. He explained how the new ones were attached to the building using stainless steel screws (won't rust) and 25 year adhesive (in place of rusting nails that leave holes in the siding). In the future, this will eliminate water leaks caused by failing pediments. Brent will give us a 2 year warranty on his work and the manufacturer furnishes a 10 year warranty on the pediments. Brent did a general inspection of the other 19 buildings and said that, at minimum, at least 50% of all the pediments are presently in need of replacement sooner rather than later. It is most cost effective to do as many buildings as possible in as short a time as possible because Source One will pass the manufacturer's discount and the reduced crane rental fees on to the Association. The total cost would be \$225.00 per pediment (reduced from \$300) which includes all materials, labor, caulking and painting. There are approximately 700 window pediments that still need replacing. The total cost of the project would be \$165,000 less the \$19,000 we have already paid for the two completed buildings. If we choose to do all the buildings (which would take approx. 30 days), Brent will allow us to pay \$45,000 upfront for the purchase of the pediments and he would spread the remainder of the cost over a 12-18 month period. The Board and Management will take a hard look at Coventry's operating and reserve accounts and Management will also obtain additional bids from other contractors. Moving forward, we also need to consider that decks with safety issues need immediate replacement and take priority.

The Board and Management discussed the issue of delinquent homeowner accounts. Management will continue with the same process for notifications and attempts to collect on those accounts. The Board gave Management the authority to refer accounts with delinquent balances of \$1500 or more to our attorney. The attorney will then initiate the collection process and will be authorized to take legal action as appropriate. Owners whose accounts have been sent to our attorney will need to communicate with our attorney and not with Management.

The revised guidelines for community maintenance standards were reviewed for discussion. They will be edited with some additions and given to the Board for final approval. Once approved, they will be published on our villagegrove.net website.

At 7:10 PM the meeting was adjourned and went into Executive Session.