

Village Grove Property Owners Association
Board of Directors Meeting
April 25, 2024

The meeting was called to order at 6 PM at the offices of Shaben and Associates. Present were Rand Jewell, Kelvin Minniefield, Jordan Sammons, Will Biggins, Olivia Mah, Betsy Baldwin and manager, Brandy Huff.

All of our 6 detention ponds are in need of maintenance. The Board approved a bid of \$16,000 to clean out all the trash in the ponds (including large trees), remove all the dirt and debris from the pond drains and make sure the drains are in good working order.. The majority of the cost is to make major repairs to one of the six ponds. Moving forward, the Board has authorized (by a vote of 4 approve to 2 disapprove) a yearly ponds maintenance inspection, including repairs, as needed, for \$3,900.

The pool restrooms are in need of repairs, interior painting, deep cleaning and pressure washing prior to opening day.. The outside drinking water fountains need replacing including new plumbing for the fountains. In addition, we will be ordering new umbrellas to replace broken ones. The Board set a budget not to exceed \$5000 for the project.

The restrooms are more than 20 years old and will need total renovation within the next few years. In anticipation of that, management will set up a special account within our Common Reserve Account which will be earmarked for the renovation. It is expected that the renovation cost will be between \$50-60K and we need to have the funds available for that.

Olivia has been working on getting bids for the construction of stairs leading up to our new walking path on Pinestraw Mountain. The Board has tabled that project for time being so that we can make the pool restroom repairs, have the needed maintenance completed on the detention ponds, and begin to put money aside for the future pool bathrooms renovation. Thank you, Olivia, for your hard work.

The Board discussed and approved an ongoing deck replacement project for the townhomes. Those with safety issues will be done first. It was decided that, moving forward, all decks on a building will be done at the same time because we can take advantage of reduced construction costs. Management will earmark money from the Townhome Reserve Account to pay for the cost. The time frame for completion of the project will depend on the funds we have available in the Townhome Reserve Account.

Rand has arranged, courtesy of several of our vendors, for food and drinks to be furnished at the end of school pool party. Thank you, Rand.

A community-wide garage sale is scheduled for May 18. "Garage Sale" signs will be posted at all our entrances prior to May 18. All participants will be able to utilize the pavilion area for the sale. Townhome and Enclave residents are encouraged to use it to minimize traffic congestion in the alleyways.

The meeting was adjourned at 7:20 PM.