

**Village Grove Property Owners Association  
Board of Directors Meeting  
January 27, 2026**

The meeting was called to order at 6:15 PM at the offices of Shaben and Associates. Present were Kelvin Minniefield, Kristen Kantor, Megha Fey, Betsy Baldwin and manager, Brandy Huff. Kip Cobb, VG Tennis Director, attended for a portion of the meeting.

Pinestraw Mountain needs to be re pine-strawed. Brandy obtained bids and the Board authorized Alpha Pinestraw to supply and install the straw for \$6.25/bale vs. the \$10.00/bale we were paying. Total cost for the job is \$3750.00.

Alpha Pinestraw will also investigate various ground covers that can be planted to further decrease the number of bales needed to cover the area in the future.

Brandy will soon be sending out a neighborhood-wide email reminding residents to check their mailboxes and assure that they are in good condition and in working order. Homeowners are responsible for their maintenance which includes not only repairing them but also repainting them if necessary.

Kip Cobb spoke with the Board about the increasing problems residents are encountering with tennis court availability and reservations. He will be sending out a neighborhood-wide email to determine how many residents use our tennis courts and whether or not they are league members.

Coaches will no longer be allowed to use our courts for group coaching. One-on-one coaching for VG residents only will be allowed. He will be coordinating an informational neighborhood meeting for all resident tennis players that will take place within the next several weeks. Time and place to be determined.

We also discussed the installation of 2 pickle ball courts with Kip. The HOA cannot install a stand-alone court at this time because of the cost. We obtained bids for the work and the cost is approximately \$130,000.00. Converting one of our tennis courts into 2 pickle ball courts was also considered. After discussion, it was determined that doing so will (1) increase the problems of tennis court availability for our resident tennis players, (2) create an unsafe environment for both tennis and pickle ball players, and (3) increase traffic congestion around the pool and tennis courts.

The Board approved deck renovations for another townhome building. Bids were obtained. The price is \$6,779.00 per deck and work will be started in a few weeks. Renovations continue on townhome front stairs.

The meeting adjourned at 8:10 PM.