

Village Grove HOA Board Meeting Minutes
Thursday February 25, 2021
7:00pm - 8:45pm

Attendees: Rand Jewell, Betsy Baldwin, Cecilia Sevin, Kelvin Minnifield, Kip Cobb, and Gregg Barber

A. Gregg Barber opened the Meeting at 7:00pm

B. Financial Overview: Gregg Barber

The community remains strong at \$696,866 in operating costs versus the same period last year at \$500,795. The aging report is at \$83,350 which is down \$21,987 since last month. 11 homes represent 53% of that deficit and have since been referred to our attorneys for legal action.

C. Assigned committees on the board provided progress updates, next steps, and resources needed for their assigned projects.

• **5th Amendment Implementation Plan - Gregg Barber**

As of the March 18, 2021 due date, 95 of 116 required leases have been submitted. The 21 no reply's have been submitted to our attorneys for legal action, and will follow up with the board with their action plan and next steps.

• **Townhouse Roofing Project:**

Currently Shaben has only received 50% of the required proof of insurance from the townhouse owners. Shaben will send out a second request by Monday, March 29, 2021 and recap the progress and applicable next steps at the April board meeting. In addition, the board and Shaben are working on applicable alternatives to begin storm damage roof replacement with the input of applicable insurance companies and involved homeowners. If proven to be feasible, this alternative plan would help replace the townhome roofs earlier than projected and help keep any month dues adjustments to a minimum.

• **Enclave Committee: Cecilia Sevin and Betsy Baldwin**

Betsy and Cecilia just completed a thorough evaluation of the Enclave alleys/curbs and landscaping/erosion needs of the area between the street curbs and sidewalk referred to as the beauty strip. Based on their evaluation, they provided a comprehensive report that identifies specific needs by address. Considering budget guidelines the report prioritized next steps and identified the Enclave alleys and curbs as a high priority versus the beauty strips. Their action plan over the next thirty days is to have qualified companies provide applicable solutions and bids that will provide long term stability for the identified alleys/curbs. During that time, they will be working with our landscaping company to develop solutions that will discourage the traffic flow from running over the curbs. In addition, they will be meeting with our sanitation company Red Oak to encourage slower speeds and a better awareness as they drive through the community. Betsy and Cecilia expect to have these next steps completed by the end of April and to begin implementation by May.

- **Street Light Project: Kelvin Minnifield**

To better identify our needs, Kelvin and Betsy Baldwin drove through the community at night to evaluate the 66 new street light targets. In review of the evaluation, Kelvin provided a comprehensive report and maps that trimmed the requested 66 street lights to 36. To enhance our chances to have the City of Suwanee approve and remain within our designated budget, Kelvin prioritized our first request to 12 new street lights. Once installed, we will be able to better identify the impact of the 12 new lights which should provide informed guidance for the next group of 12. Kelvin will submitting this request the week of March 29th.

- **Tennis and Pool: Kip Cobb and Wally Beckett**

Kip provided a report on the progress of the approved additions and improvements to the tennis court area. Currently we have received and replaced the score boards and the 6' screens will be installed next week. In addition, Kip provided proposed tennis pro rules and regulations to better address the growing demand within the community. His proposal creates a level playing field between coaching, ALTA teams, and then community demand for court time. This proposal was approved by the board and will be posted on our website and sent via email Friday, March 26, 2021. In addition to approving the proposed tennis pro rules, the board officially appointed Kip Cobb as the Village Grove Tennis Director.

- **Events & Media Update: Rand Jewell**

The board has approved community events that are currently in progress or on a proposed calendar for the remainder of 2021.

1. The Village Grove Kids Art Event is on the schedule for 2 sessions Saturday, April 3rd.
2. The Village Grove Spring Cleaning Garage Sale & Flea Market is on schedule for Saturday, April 17th from 9:00am-2:00pm. Signs are ordered for the three entrances to Village Grove and the community's information signs. There will also be applicable media exposure for the Suwanee, Sugar Hill, Buford, and Duluth areas.
3. The remaining proposed events starting with the pool opening will be posted on our Facebook page and Website for the community's input and hopefully needed volunteers to raise their hands.
4. The 2021 Graduation Sign: Instructions on how to get your 2021 High Graduate's name on the Village Grove Banner has been posted on our Facebook page, Website, emailed via Shaben and Associates, and will be included in a mass mailing the week of March 29, 2021

- **Additional Business and Recommendations:**

The board voted to reduce the Architectural Committee from seven to five members. Those members are: Rand Jewell, Betsy Baldwin, Cecilia Sevin, and Kip Cobb

The meeting was Adjourned by Rand Jewell at 8:45pm