

Village Grove HOA Board Meeting

Thursday, May 27, 2021

The meeting was called to order by Rand Jewell at 6:10PM at the offices of Shaben and Associates. Present: Rand Jewell, Kelvin Minniefield, Cecilia Sevin, Betsy Baldwin, Gregg Barber and prospective new board member, Jordan Sammons.

The April meeting minutes were approved.

Financial Review from Gregg Barber: Our balance sheet remains financially strong to support our budget for 2021. Our aging report has seen a 50% decrease since the first of the year. It stands at \$49,877 and 78% of that total comes from 10 homes in the community.

5th Amendment Report: Only 3 owner/renters have not responded to the HOA's repeated requests for leasing information. Our attorney is handling the next steps to be taken. Total rental units within the community now stand at 90 out of 449 homes. At present, 20% of our homes are rental properties.

Townhome Roofing Project: All the townhome roofs have been inspected and all have some degree of storm damage. Building #13 located on Village Field Court is on the schedule for roof replacement. Rand and Gregg are currently working on a plan for moving forward with additional buildings to be re-roofed.

Townhome Deck Replacement Project: New estimates for ongoing deck replacements have seen costs skyrocket from \$2500 to \$8500 per deck. Source One, our contractor, has been able to keep the costs at \$4500 per deck by building the railings in their shop instead of building them onsite. They will be working next week on the Village Arbor Park townhome decks.

Infrastructure Project: The curbs and alleyways of the townhomes and Enclave homes that are in the worst condition are slated for repair within the next several weeks. We are awaiting a start date from our contractor. Residents affected by the repairs will be notified on Facebook, the Village Grove website and with flyers and signs. All the areas targeted for repairs have been marked with pink flags.

New Streetlights: The board unanimously approved 12 additional streetlights for the community which Georgia Power will install for a total cost of \$20,000. GP worked with the board to determine where they were most needed. After installation, the City of Suwanee will pay the electricity costs to operate them. There is a minimum of 24 additional streetlights that the board would like to have installed as the budget permits.

Pool and Tennis: The committee is requesting the construction of additional storage cabinets for pool and tennis maintenance equipment which would be located behind the tennis pavilion. More information will be forthcoming. The committee is also planning a Mixer for Village Grove residents who play or want to start playing tennis.

Pool furniture will be refurbished in the fall after the pool has closed.

Media: The neighborhood children enjoyed celebrating the end of the school year with the Kona Ice truck which was in the neighborhood this afternoon.

The Pop-Up Market slated for July will have 10-15 “etsy-like” vendors. Additional pavilion space will be available to Village Grove residents who want to participate as vendors. Residents will be able to sign up for a space in mid-June. The sign-up notifications will be posted on Facebook and our Village Grove website.

Fitness in the Park: Due to lack of participation, this has been postponed.

The outdoor fitness obstacle course is in the planning stages. Rand Jewell will meet with our landscaper to evaluate the proposed site. The course would be built by Eagle Scouts.

The board unanimously approved Jordan Sammons as our newest HOA board member. Jordan, a firefighter, lives in our Estate section with his wife and three children. Our sincere thanks to Jordan for being willing to step up and serve our community.

The meeting was adjourned at 7:35PM by Rand Jewell.