***Village Grove Board Meeting Agenda***

***December 9, 2020***

**Board**

* Call Meeting to Order 7:07 pm
* Attending – Rand Jewell, Kelvin Minniefield, Michelle Henderson Betsy Baldwin, Wally Beckett, Gregg Barber; Guests – David Boy (Legal), Andrew Hancock (A+ Roofing)

**Financials - Through November 2020**

* Checking/Operating:  $106,356
* Townhomes Operating:  $38,882
* Townhomes Reserve:  $275,020
	+ Townhomes Totals: $313,902
* Enclave Reserve: $99,650
* Commons Reserve: $64,995
	+ - Aging Report:  $70,589
			* 5 homes over $1,000:  $41,094 (58% of total)
* 2020 Budget – no changes for 2021
	+ Estates – $775 year
	+ Townhomes – $270 month
	+ Enclave – $138 month
* Balance Sheet
	+ $584,906 in operating and reserves

**Old Business**

1. Townhome Insurance - David C. Boy
	1. Discussion around replacing roofs in entire building; insurance coverage of HOA versus individual insurance payment.
	2. Andrew Hancock – A+ Roofing. Roofing company discussed having their company do inspections and then letting homeowners know if they need repairs or not (due to weather).
	3. Outline for roof replacement.
		* + 1. Inform town-homeowners of the roof replacement.
				2. Gather insurance policy information.

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Set a deadline

* + - * 1. Evaluate individual policies.

Deductibles

Actual Cash Value / Replacement Cost Value

Insurance provider

* + 1. Can we file direct or do we need to use Public Adjuster?

Evaluate how much HOA can pay towards deductibles.

* + - * 1. Homeowners sign service agreement.

In person or e-sign

* + - * 1. File claims.
				2. Work with insurance providers.
				3. All homeowners in one building are approved.
				4. HOA Chooses shingle color.
				5. Collect net claim check and deductible.
				6. Roof replacement.

11. Collect back end insurance checks.

12. Provide roof warranties to individual town-homeowners

1. Leaf Pick Up for Estate Homes – Dec 14
2. Leasing Amendment-Implementation
3. New Resident Package – Tells them about pool, schools, social events, Facebook, website, things to keep people posted on what is going on in the community. May need to have it translated into Korean and Spanish. Send Rand suggestions on what it should include.
4. Decks for Townhomes – If we must replace more than 50%, then the deck would have to be rebuilt, it will have to have plans and bring them to the new codes.

**New Business**

1. Streetlights – We need to look into more streetlights in the neighborhood. Kelvin to provide map of neighborhood with streetlights identified by Georgia Power.
	* + - 1. Come up with areas, by address, you want to add lights to. Be as descriptive as possible.
				2. We will set you up with a contact at GA power that works with the city of Suwanee.
				3. GA power will evaluate those areas...come up with install costs.... HOA will pay for install.
				4. City of Suwanee will pay the electric bill for those streetlights.
				5. The city pays the electric bill for the streetlights along the common roadways only.... not for example - the lights in the park areas.... or any lights in the alley ways.
				6. Please be aware of the location of current streetlights (side of the road), transformers (to get power to the new lights), etc....boring costs under the road may be prohibitive for install....
				7. Who will oversee this project?
2. City of Suwanee has the last say on any approvals for lights they pay the electric bill on....
3. Pressure Washing Sidewalks – Get quotes to do all around the neighborhood. Lots of them have moss, mold, look bad.

Meeting Adjourned: 8:42 pm