

**Village Grove Board Meeting Agenda**  
**January 21, 2021**

**Board**

- Call Meeting to Order: 7:06 pm – Rand Jewell, Betsy Baldwin, Kelvin Minniefield, Michelle Henderson, Kipp Cobb, Cecilia Sevin, Gregg Barber
- December Minutes Approved
- **Financials: Through December 2021**
  - **Checking/Operating: \$84,545**
  - **Townhomes Operating: \$30,126**
  - **Townhomes Reserve: \$295,067**
  - **Townhome Totals: \$325,193**
  - **Enclave Reserve: \$84,116**
  - **Commons Reserve: \$64,004**
    - **Aging Report: \$75,234**
    - **5 homes over \$1,000: \$39,976 (53% of total)**
  - **2021 Assessments – same as 2020**
    - **Estates – \$775 year**
    - **Townhomes – \$270 month**
    - **Enclave – \$138 month**
  - **Balance Sheet**
    - **\$558,858 in operating and reserves**
    - **\$418,901 same period last year**

**Old Business:**

1. New Board Members - Rand introduced our newest board members, Cecilia Sevin and Kip Cobb.
2. Street Light Project – Kelvin sent out map in advance of meeting. He did a drive through of the neighborhood and noted all light pole locations. Gregg thought that Georgia Power would send out someone and do an assessment. They would send that assessment to the city. We pay to install the streetlights and the city pays electric bill. In the past, Georgia Power came out and the cost of the light was around \$2,000 per light. Kelvin to get in touch with Georgia Power to start the process.
3. 5th Amendment - Discuss proposed structure to monitor this program moving forward. Letters went out this week. Shaben created spreadsheet to identify leased properties. Includes section for day of lease start and end. Can attach copy of lease, add tenet, management info, owner info. Shaben will receive the \$150 charge on the renewal date of the leases as they come due. Responses due in 90 days.
4. Roofing Project - Informing the townhouse owners of their responsibilities concerning storm damage and insurance requirements per the HOA covenants. Gregg to send out roofing

letter by Monday, Jan. 25. Recommend we start with first building in Grove Field Park. We need to ensure everyone has the right insurance. Investigate if we can see if Atlas could pay for the roofs for Atlas Chalet shingle damage. We're going to see what the vendor says first.

5. Welcome Package – Rand presented the package to the board. Rand is going to post to Facebook for current neighbors, and Gregg will give to Realtors.
6. Committees
  - a. Kip will oversee Tennis. He and Gregg talked about LED light replacement.
  - b. Cecilia and Betsy working on Estate and Enclave home landscaping for those homes that won't grow grass. Ruann (Landscape) will meet with Betsy and Cecilia to review the property.
  - c. Michelle to work with Stevie on Events, start planning now.
7. Fencing Request – Gregg to send out city to mark the property.

**New Business:**

1. Updated Security Lights - Someone pulled out the "No Parking" signs by the townhomes, so the signs were filled in with cement. Now looking at feasibility for more cameras.
2. Rand asked Cecilia and Betsy to look at smaller 3-bedroom homes over on Village Field Court. Asked if they would look at their roofs.
3. The pool bathrooms have been painted and minor termite damage repaired.

Meeting concluded at 8:03 pm.