**Village Grove Owners Association**

**2020 Annual Meeting – Meeting Minutes**

**October 1, 2020**

1. 7:10 PM - Call to Order.
2. Board Attendance: Rand Jewell - President; Kelvin Minniefield - Vice President; Michelle Henderson - Secretary; Betsy Baldwin – At-Large; Absent – Tim Wilson
3. Presentation: Rand Jewell
4. Financials
   1. Everything is looking good and we are on budget for this year.
   2. Townhouses are in the process of getting new decks built.
   3. Enclave homes will get new landscaping in the next few months.
   4. Estate homes will have the retention pond maintained.
   5. Common areas will be decorated with seasonal lights over the next few months.
5. Financials projected through 2020
   1. We don’t foresee any problems for the remainder of the year. Everything is on course for us to come in at budget.
6. Aging Report
   1. We have outstanding monthly dues from four property owners who make up most of our aging report. Liens have been placed against all four properties.
7. Financial Summary and Outlook
   1. The board worked hard this year to ensure the neighborhood was well maintained, especially in light of COVID and everyone being outside so much. We are in good shape fiscally as a neighborhood and are looking forward to 2021.
8. 2020 Goals & Results
   1. We established a Village Grove Facebook page and significantly revised our neighborhood website, <https://villagegrove.net>.
   2. We have a new social director, and when things subside with COVID, we’ll begin hosting neighborhood events once more.
   3. We were able to reallocate the money from our social events to the pool, allowing lifeguards to thoroughly clean the pool area during the pandemic.
   4. The Architectural Committee was inundated with requests for home improvements this year. Everything from repainting homes, building new fences, new landscaping and more were on the docket. We are assuming this is because everyone was home due to the COVID outbreak and had time to work on home improvement projects.
9. Correct and Maintain Erosion Issues
   1. Started September 2019 / Projected completion 2020 / Utilize raised plant beds / Re-establish irrigation
   2. We’ve had a lot of erosion to many areas of the neighborhood and have implemented planting, site refreshes and adjustments to irrigation to fix the problems.
   3. In the Townhome area, the irrigation system is staring to pay off. We now have grass and solid ground again versus the mud we had in the past.
   4. Plant refresh will begin in the Common Areas in the next 1-2 months.
10. 2020 Social
    1. Our plans were to do four big events this year. Since that did not happen, we’re looking forward to bigger and better event in 2021.
    2. Our Facebook page will have listing of all upcoming events. We encourage everyone to join.
11. Q & A (Neighbors ask questions, Rand Jewell answers)
    1. What is the board doing to minimize rentals in the neighborhood? The board currently has a plan to minimize rentals, but it requires a 2/3 vote from the entire neighborhood. The goal is to get the rentals down to 5-10% total. Right now, the total number of rentals in Village Grove is 30%.
    2. How is the board enforcing the NO PARKING signs? We have installed security cameras around the neighborhood, put warning signs on vehicles and sent out notices of parking fines. So far it seems to have curbed it quite a bit.
    3. Are we still on track to get new stairs built on the townhomes? We expect the work to start on this by the end of 2020.
    4. How are you addressing the littering at the entrance off PIB? The board will look into a bi-annual or quarterly cleanup. We’ll notify everyone on Facebook and ask for volunteers once it’s set up.
    5. What’s the plan to clean up/clean out the retention ponds? Almost all of them have been cleaned out. Saben tries to stay on top of it. The goal is to train the landscaping company to do it once a quarter. That will save us money in the long run and keep it clean and neat for the surrounding neighbors.
    6. Is Suwanee responsible for the large pole lights? Yes.
    7. Are you planning on raising dues? No, no plans at this time.
    8. Can you review the maintenance plan again for the townhomes? The decks will all be replaced first due to their poor condition. By the time all of them are done, then we can start replacing the roofs. We expect that to be in two years, or late 2022.
    9. When did we move to a POA? We mailed all that information out last year. What number of homes / townhomes in Village Grove are rentals? Approximately 25-30%. That is why we need to address it and do it quickly.
    10. What do you tell a Realtor when they ask if Village Grove accepts rentals? Saben tells them rentals are allowed, but with restrictions. The lease must be one year or greater, and Saben must keep a copy of the lease on file at their office.
    11. What is the board going to do to address the high rate of rentals? We are working to establish an electronic vote system. More news on that as it develops.
12. Election of Directors
    1. We did not have a quorum and there were no nominations for other persons from the floor, so the current board stands for the 2020-2021 year.
13. End of Meeting – Rand Jewell adjourned the meeting at 7:46 pm.