

**Village Grove Property Owners Association**  
**Board of Directors Meeting**  
**April 24, 2025**

The meeting was called to order at 6:05 PM at the offices of Shaben and Associates. Present were Kelvin Minniefield, Kristen Kantor, Will Biggins, Betsy Baldwin, Manager Brandy Huff and Events Coordinator Olivia Mah.

Olivia reviewed the details for the upcoming Last Day of School Pool Party to be held on May 21 from 3 PM until approximately 5 PM. The Kona Ice Truck will provide free treats to our neighborhood children. The ice truck is being sponsored by our general contractor, Source One.

Kristen will be helping Olivia with posting pool party information on all our sign boards. The actual opening day for the pool is May 10 this year.

Kristen has volunteered to revamp the ARC Modification Request app on the Shaben and Associates website. Many residents have been confused by the current instructions. Kristen is going to make the instructions easier to understand and easier to submit requests.

The Board had a request from our Director of Tennis to consider replacing our current tennis poles (there are 24) and replace all lights bulbs with LED bulbs. Total cost: \$16,000. The Board voted to keep our present poles and lights--they are in good working condition and it currently costs the HOA \$250 to replace a burned out bulb.

The Board spent most of the meeting reviewing the engineering study completed 2 years ago by Ray Engineering. The study estimates the operating and maintenance costs for our Common Areas, Enclave homes and Townhomes for the next 20 years. The Board received hard copies of the critical costs within the study. They will carefully review the information to identify cost-saving opportunities moving forward. The Board will discuss their findings at the May meeting.

The meeting adjourned at 8 PM.