

Village Grove Property Owners
Board of Directors Meeting
October 30, 2025

The meeting was called to order at 6 PM at the offices of Shaben and Associates. Present were Kelvin Minifield, Kristen Kantor, Betsy Baldwin and manager, Brandy Huff.

Brandy did a line by line item review of the budget for 2026. Costs have stabilized over this past year. For our most expensive line item costs, she obtained multiple bids from several contractors to assure that we are getting the best prices.

For Estate homeowners (larger homes), the annual dues will remain the same as 2025.

For Enclave owners (smaller homes), the monthly maintenance fee will remain the same as 2025.

For Coventry owners (town homes) the monthly maintenance will see a small increase. This increase will be necessary to add funds to the Coventry reserve account. Presently, we need to finish the repairs/replacements of all decks. We have several remaining major projects for the town homes in the near future: (1) repainting all the buildings (2) replacing window pediments and (3) curb and alleyway repairs.

All Board members present approved the budget. Because we did not have a quorum present, Brandy is sending the budget to the rest of the members for denial or approval.

The Board will not have meetings in November or December 2025 but will communicate via email. The next scheduled Board meeting will be in January 2026.

Meeting was adjourned at 7:30 PM.