**The Grove Meeting Minutes for August 15, 2023**

The meeting was called to order at 7:03pm on Tuesday, August 15, 2023 and in attendance were: Carol Barleycorn, Dan LaMorte, Stephen Carroll, Len Schimberg, Pam McDonald, Muslima Lewis and Rick Waid. A quorum was confirmed and the meeting commenced. Rick asked if the Board had reviewed the minutes and if there were any changes that were needed. There was no discussion. Len moved to approve the minutes, Steve seconded and the minutes were approved with 4 approvals and 2 abstentions.

Rick called for the financial report. Len reported that the balance in the operating checking account is $13,987.14 and $141,881.39 in Investment accounts for a total of $155,868.53 in checking and investment accounts.  Receivables due are from 4 residents for (2 quarters) at $2,309.10, 2 residents for (3 quarters) at $1416.28 and the remaining residents (all current) at $9,259.71 for a total of $12,985.09. Included in this balance is $3,400.00 due for the Special Assessments initiated by the Master Association and 1 resident in foreclosure at $1,308.64. There were $6,400.55 in expenses paid to our vendors (all current). Dan moved to approve the finance report, Rick seconded and the finance report was approved unanimously.

Dan suggested that the Board should investigate the process of placing a lien on a delinquent Resident property. Discussion commenced. Carol asked if invoices were being resent with a clear statement of ‘past due’. Len confirmed that they were. Len also stated that if he could find out which bank had the mortgage he would pursue them. Rick said that he would get on finding that out. Discussion incurred regarding the lien process and it was decided to get a quote from our attorney. No one was designated to do this. Steve suggested to review at Article 15 in our bylaws. Homeowner will pay attorney fees. Dan suggested that we should look to bring more definition into the bylaws after the rejuvenation process is completed. Muslima suggested that we have a number of new points to be added to the bylaws.

Dan moved to approve the Finance Report, Carol seconded and the financial report was approved unanimously.

Rick called for the finance meeting report.Carol presented that the committee met with the purpose to review and revise the invoice and it was decided that the invoice would be changed to payments are due on the 1st day of the quarter dues are and at the bottom ‘Make checks payable to: The Grove HOA’. Discussion began on the adding more detail into the invoice, but it was agreed that Quickbooks doesn’t work too easily with that many changes and in the end it would not be of great effect. It was decided to add the website info to the invoice. Muslima asked if rephrasing the invoice to say: ‘additionally $25 could be added’ to make it more specific. Carol agreed to make this change. Dan asked if his President letter was good to go. Carol felt that it needed editing and it was agreed that edits would be made from Board member and returned to Dan by Monday, August 21st.

Rick called for the ARB report. Steve reported that no new requests have come in. Pamela

Dan reported that he had contact from Jose from Yellowstone, but that the contract issues were still not resolved. Jose had sent the original proposal and not the signed contract, because he could not find the contract. Dan stated that he would be scanning the copy that he has to Jose. Dan also stated that he has repeatedly requested reports from Jose, which have not been filed since they met in June. Dan will pursue him strongly to see if he improves, but he thinks that we should look for an alternative landscaping company. Tenderleaf was mentioned as a company to request a proposal from. Dan said that he will do some more research and report at the next meeting

Rick reported that the rejuvenation process continues and that he has received invoice from the Becker Law Firm. Questions were brought up and when the process would be completed. Rick will contact the Becker Law Firm and ask when they believe that we can meet and move forward.

Rick called for the Management Company report. Muslima reported that at the June meeting she volunteered to pursue researching a possible management company for The Grove. She contacted three sources; two HOA’s using Pinnacle Management and the CEO of Pinnacle Management. Both HOA’s strongly recommended Pinnacle and the presentation from the CEO was impressive. Overall she feels it would be important to pursue having a management company in the future. One point that she felt was important to share was that one member of the HOA community she spoke with regularly goes out and makes note of what needs to be addressed and turns these over to Pinnacle who then deals with issuing the citations. Another point that was shared was that Pinnacle has a portal to share with their clients. She also reported that Pinnacle has three core duties; accounting, administrative and physical management. She felt it is something we should be looking into seriously. She believes that we need to continue to explore this as an option. We need more information. Rick stated that the Board needs support with issues relating to compliance, late fees and maintenance. Muslima stated that we need guidance and that a management company’s expertise would be of tremendous helpful. There was much discussion and it was concluded that: we will ask Pinnacle to send us a contract for us to review and this will give us time to get our questions together. Muslima will request to a contract from Pinnacle. Carol suggested putting a committee together. The discussion was tabled till after the contract is received and reviewed.

Rick called for the Board Orientation report.Dan requested that we table this discussion. Muslima brought up the email that was sent to all Board Members regarding Board certification. The law states that the all board members have to certify read the bylaws and sign an agreement that they have or take a certification course.. Certificates have to be signed and dated. Muslima sent out an email with details that she shared. Here is what the law states: Within 90 days after being elected or appointed to the board, each director shall certify in writing to the secretary of the association that he or she has read the association’s declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; an that he or she will faithfully discharge his or her fiduciary responsibility to the association’s members. Within 90 days after being elected or appointed to the board, in lieu of such written certification, the newly elected or appointed director may submit a certificate or having satisfactorily completed the educational curriculum administered by a division-approved education provider within 1 year before or 90 days after the date of election of appointment. The discussion was tabled at that time to be discussed further at the next meeting.

Rick asked for the report on the New Resident Application and Renter’s Information form. Dan reported that he had sent out drafts of both documents for the Board’s review and asked for feedback in order to immediately put them into effect. Carol suggested adding the requirements that are listed New Resident application to be added to the Renter Information form. Dan said that he would do that and send it out for final approval. It was the general consensus that the forms were ready for use with the additions recommended.

Rick called for new business. A resident brought to our attention that a tree was obstructing wires on 49th street corner from a Grove Residents property that needed to be trimmed immediately to prevent damage to our electrical wires. There was discussion. Rick volunteered will email Marie and ask her to trim the tree.

Dan asked if the Board had reviewed the two ‘No Fishing Sign’ images he sent. Discussion occurred regarding the need for signs on the ponds it was agreed that the center pond did not need signs but the other pond should have two ponds. Dan requested that a choice needs to be made and if he has not heard from the Board by Monday, August 21st he will make the decision and purchase two signs for the one pond.

Dan reported that the Beekman Association is requesting a complete contact list of names and addresses of all HOA’S. We will need to provide contact information for Grove Residents and Renters. Dan said that he would compile the contact information, but that he would need a current list of resident contacts. He will also contact the Residents who are renting to request their support in acquiring contact details from their renters. Len agreed to provide the current list to Dan.

Dan also shared that there is pending construction in the vacant lot that borders on The Grove, Estates and Villages property. This construction will begin soon once the roads have been surveyed for stability. Dan said that the information on this construction and how it will impact all the HOA’s is trickling out and that when he hear more he will share this immediately.

Bren mentioned she had gone to all the County meetings in the past when Residents were actively petitioning for halting all construction. Len stated that Ed had been on a committee that petitioned.

Dan asked if the Board is interested in requesting funding from the Healthy Pond Collaborative for the next cycle. The Board agreed that this was important and should be pursued. Dan said that he would develop a new profile and submit in September.

Carol moved to adjourn and Len seconded and it was approved unanimously.