**The Grove Meeting Minutes for November 21, 2023**

**Call to order**

The meeting was called to order at 7:03pm on Tuesday, November 21, 2023 and in attendance were Board Members: Rick Waid, Dan LaMorte, Len Schimberg, Muslima Lewis and Carol Barleycorn as well as committee members Tom Benoit and Anne Schimberg and several other residents. A quorum was confirmed and the meeting commenced.

**Approval of October 24, 2023 Minutes**

Rick asked if the Board had reviewed the minutes and if there were any changes that were needed.  There were no additions or changes.Stephen moved to approve the minutes, Muslimaseconded and the minutes were approved unanimously.

**Finance Report**

Rick called for the financial report. The balance in our checking account as of 10-31-2023, is $5,733.37 and we have investment accounts of $148,881.39 for a total of $154,614.76. Our receivables are $6,701.09 which includes 9 residents who are current and 2 residents who are behind and have received subsequent statements for collection ASAP. Also, there is one home that is in foreclosure. Our grounds maintenance expense for the period represents 18.4 % of our income and our administrative expenses represent 66.2 % of our income. During this 10 month period we had a special assessment of $19,600 which was paid to the master association. This Assessment represented 17 % . WE currently have one bill pending for a fountain repair in the amount of $1699.20. As an overview, we have over spent our Budgeted amounts for the period for the following expenses. Legal fees $ 12, 000, Fence replacement due to storm $5,786, and grounds maint.to Yellowstone for $ 3,439.  Due to this over spending, we were not able to fund our originally budged amount . We fell 1 quarter behind ($8840.50). Continuing, all  this over spending was done with current income and nothing was taken out of reserves. Finally, I discovered an error while preparing for our 2024 budget in one of our CD’s. A former Board member (and co-signer) of this CD, withdrew our 1st Horizon CD back in April, 2023. This was done without malicious or intent and I was able to recover the entire amount with its interest from him. This amount was $30,921.34 which is currently in our operations account waiting for authorization from the board to invest it in another CD. I spoke with our Bank and they have available an 8 month CD paying 5%. We may want to consider this.

Rick called for a motion to approve the Financial Report. Steve Moved to approve the  Financial Report and Carol seconded and the report was approved unanimously.

**New Proposed Budget**

Carol briefed the Board on the line items on the Budget.  Members of the Board asked for details on the income and expenses, which were explained by Carol and Len. The Finance Committee will revise the budget and return in December. There was discussion regarding the dues for the 2024 budget and the Committee will bring in two budgets for the Board to review with an increased dues and the other without an increase in dues.

**Old Business**

**Rejuvenation Procedure Update – Rick**

Rick requested details on how the recent distribution of “Rejuvenation Packets’ to residents went.  All present members of the board responded with details counts of ballots that were received, and that all other packets and ballots would be prepared for mailing.  36 ballots were signed by Residents.  It was confirmed that Len would mail out the remaining packets and would collect additional mailed ballots until the Rejuvenation Committee meets to tally ballots at 4pm on the 2nd December at Rick’s home.

**Pond Update – Rick**

Rick stated that the broken fountain had been fixed and is operating smoothly.   Rick stated he will contact Aquagenix for an invoice.

**Yellowstone Update-Dan**

Dan reported that he would be meeting again with Yellowstone on Wednesday, November 22nd to trim plants and work with a new crew assigned to our contract.  Dan asked the Board if they wanted to continue using the services of Yellowston and would they prefer to accepts one of the 3 additional quotes that he had solicited.  Discussion continued on the cost increase of over a 100% from the present contract with Yellowstone.  After a lengthy discussion, Carol moved to discontinue the contract with Yellowstone Landscaping and moved to contract TruScapes Landscaping at $1,100.23 to replace Yellowstone Landscaping. Steve Accepted.  Rick, Steve, Dan, Carol Approved and Muslima disapproved.  Dan will draft a letter for Rick that he will send to Yellowstone to end service and forward the Truscapes Proposal to Rick to sign.  Dan will forward the signed contract to TruScapes and confirm the start of their service.

**ARB Report - Steve**

Steve reported there was one request and that the ARB Committee approved the request.

**Bulletin Board Update Muslima**

Muslima reported that she had solicited a quote for a protective awning for both bulletin boards to help prevent rain from getting into the bulletin boards. There was a discussion about the overhangs for both bulletin boards and then  Carol made a motion to have the overhangs built for a fee of $50 and it was seconded by Steve and approved unanimously.

**New Business**

**Tree Trimming**

Dan requested approval to move forward with the completion of the front entrance tree trimming.  There was discussion and it was approved to contract Paul Heyman’s Tree Service to trim the trees in January prior to the new landscaping company beginning.  Dan would forward the contract to Rick to sign and he would forward the contract and contact the company to schedule the date and time.

**Board of Directors Retreat**

Dan asked if the Board wanted to proceed with a Board Retreat and if there is consensus would it be possible to set a date.  There was discussion and it was agreed to go forward with the retreat. Rick volunteers to host, the retreat would be in January and at the December meeting the retreat would be on the agenda. Dan suggested that he would put together some ideas for the agenda and email the Board to begin a dialogue on what should be our focus for the retreat.  That it would be helpful for members of the board to chime in with their thoughts and ideas.

**Board Information Packet**

Dan stated that he has been reviewing the official documents and thought that it would be helpful to create a Board Information Packet for recruitment and education of new Board Members.  He asked if the Board thought this would be helpful.  The Board supported the development and he said that he would begin to put one together.

**Healthy Pond Collaboration**

Dan stated that he would be soliciting three quotes for the planting of aquatic plants from Aquagenix, Crosscreek and Lake Doctors for planting in May/June 2024.  He also mentioned that in a conversation with Aquagenix he was told that their fees would be raised in 2024.  He would report more at the December meeting.

**Violations Committee**

Carol reported that the Violation Committee had sent out 6 emails:  4 positive  responses and 2 ignored the emails, but letters had been sent to them as well.  Tom commented that the response was very positive and that he felt within a very short time, progress had been made.  There was more discussion on other violations that were noticed by Board Members.  Tom requested that photos be taken and forwarded to the Committee with details on the address of the offense.

**Adjournment**

Rick asked if there was any additional business to discuss.  There was none.  Carol moved to adjourn and Muslima seconded and it was approved unanimously.