**Minutes from The Grove Board Meeting, June 20, 2023**

The meeting was called to order at 7:04pm and in attendance were Carol Barleycorn, Dan LaMorte, Muslima Lewis, Pam McDonald, Len Schimberg, and Rick Waid as well as 6 additional residents. A quorum was confirmed and the meeting commenced.

Rick asked if the Board had reviewed the minutes from the May 16th Board Meeting and if there were any additions or changes. There were none. Len moved to approve the minutes, Dan seconded and minutes were approved.

Rick called for the finance report and Len stated the financial situation for the month May. The balance in the operating checking account is $7676.00 and $19,512.70 in the Reserve checking account. He confirmed that the total in the Investment Reserve Account is $150,406.90. Receivables continue to be behind with the collection of the HOA dues. Len requested help in identifying Kay and David Cox’s who were residence at 4565 Hamlets Grove Drive that was foreclosed in order to collect back dues and assessments. Rick volunteered to find out the foreclosure information and inform Len.

Muslima asked how the collection was going for the Special Assessment and Len reported that we were stilling missing 20 payments from residents. Dan stated that our invoice statements need revision stating all dues should be due on the 1st of each quarter and that he felt that penalties should follow after each day the dues are in arrears. He continued to state that the time and effort on Len’s part to collect dues should be compensated by fees for those delinquent. Discussion followed regarding this subject and it was decided to form a Finance Committee to meet and put together a plan for penalty fees, communication to residents for the next quarter and revision of the invoices. Carol, Muslima, Dan and Len volunteered to serve on the committee. Dan will contact the members to meet. Rick called for the approval of the financials, Dan moved for the approval, Muslima seconded the motion and the financials were approved.

Len requested that a statement posted on the website needed to be edited and changed to read Actual Versus Budget Statement that is posted on the Grove Website that currently is titled 2023 Comparison Statement. Dan said that he would make the edit and change.

Next on the agenda was ARB Report. Dan stated that the ARB had not met, but that there was an open request from Tom Benoit asking to replace their original front door and sidelight door glass with upgraded impact resistant panels. The request included images of the replaced glass and details of the contractor. Dan mentioned that he had forwarded the request he received via the website to all members of the ARB and that the only member that responded and approved was Bren. Dan asked Pamela is she had received his email and it was clear that she had not, and he asked if she had any objection.

Discussion followed and Tom Benoit was in attendance at the meeting and clarified the request and mentioned that his initial request received no response and he felt that it would better serve the residents to receive response immediately and within a short amount to time be given a decision. Dan requested a decision and it was agreed to approve the request made by Tom Benoit. Pam mentioned that she had asked Donna Macko to join the ARB since the committee had lost two members. She was not aware that Brenda Stokes had joined the committee.

Dan mentioned that the website was forwarding all ARB requests directly to Steve. He had asked Lucy who was receiving them and Steve confirmed he was. It was decided that the members of the ARB would meet, confirm a leader, create a plan of communication and response to residents as well as to members of the committee, set up a timetable for completing requests and then report monthly at Board meetings. Dan would contact all members of the ARB to help facilitate this meeting.

Dan addressed recruiting additional Board members as well as additional committee members, which led to Rick asking who would like to fill the vacant position, Vice President of the Board. Carol and Muslima were asked and both denied, but Carol stated that she was a new member of the Board and would prefer to learn more before assuming a position on the Executive Committee. Len asked Tom Benoit who denied as well as Bren who stated she was not free to commit.

Dan stated that he had sent information regarding the Banyan tree that is in need of attention that is overtaking the pond and this was tabled until the ARB meets.

Dan also stated that there have been continued incidents of strangers and a resident from Beekman Villages who have been fishing in the pond, which is not allowed. Dan has spoken directly to the Resident across the pond when he was caught using a dredging net in the pond. Dan requested to purchase and place ‘no fishing’ signs around the pond as they once were. Dan will purchase signs and be reimbursed by The Grove. Pam asked is she should place the sign that was by her on the pond. Members of the Board encouraged her to do so.

Rick called for a Yellowstone update from Len who stated that he had messaged Jose several times and had no response. Dan asked if he had called Jose and Len said he had not. Dan asked Tom Cockley who was in attendance if he had any trouble contacting Jose and Tom confirmed that calling is the best form of communication. Len stated that he would call.

Rick stated that the attorneys are working on the Rejuvenation Procedure. A new list of residents was given to them. Len mentioned that he received a new bill and Rick advised that our costs could be a minimum of $10,000. A discussion began on whether The Grove should engage a management company. Muslima made several points regulating the rules of The Grove which led to a discussion of engaging a management company to support the operations of The Grove HOA. Muslima volunteered to look into management company assistance starting with Pinnacle Management, which is used by Beekman Place association. The discussion was tabled till the next meeting.

Dan stated the plantings have been done in both ponds. Rick commented that the fountain in his pond has been maintained regularly and that Aquagenix is doing a much better job. Dan said he would communicate our appreciation to Aquagenix. Dan also requested to add the ‘No Mow Zone’ information to Grove Rules and it was agreed that this should be done.

Dan reported that most of the Board Profiles had been completed and returned, but that we were still missing a few that he would remind Board members to complete.

Dan asked if Members had reviewed the preliminary application for new residents. Muslima and Carol both had issues with financial requirements that were on the application. Dan stated that he reviewed several HOA applications and that in his opinion the most important part was an acknowledgement of receiving and reading the rules of the HOA, which new residents would sign. All agreed that this was important. Carol and Muslima will review the application and make edits and changes that will provide an acceptable application for new residents.

Dan requested the October Meeting be rescheduled October 24th in order for him to take minutes. It was agreed.

The meeting was adjourned at 8:36pm.