

Grove Creek Homeowners Association Annual Meeting 2019

Meeting Minutes 02/27/2019

The meeting was called to order by president, Michael Mattivi at 6:30pm. Also in attendance was Suzanne Jacox, who volunteered to serve on the Board as vice-president/secretary; Delma Killenger, who will serve the Board as financial manager (non-Board member); and Suzanne Calligaro, who will serve the Board to manage violation (non-Board member).

Thirty two homes were represented at the meeting, which was a quorum to conduct official business.

2018 annual meeting minutes were reviewed and approved.

Old Business: 2018 in review

- a) Sink hole- Follow up has been done with the county multiple times. It is apparently of low priority with the county as the situation is essentially unresolved. The Board will continue to pursue this issue. The Board will arrange for new landscaping there for improved weed abatement/vegetation control. Some improvement will be done around the sink hole site; i.e., re-landscaping on the east side of the sink hole at D ¼ Rd. and 31 1/2 Rd.
- b) Covenants have been in place since 1998. Michael informed the group of this and that they are to be found on the Grove Creek HOA website. Violations were discussed with the Board by several attendees regarding covenant violations and the process for addressing these. Homeowners were encouraged to contact the Board via e-mail regarding any issues or concerns. Suzanne

Calligaro noted that the Board is flexible in addressing homeowner circumstances in violation.

- c) New landscape company, Deep Creek, to service the subdivision. The plan is for improvement in weed and water control. Improvement of common areas, both the two small commons on Goldeneye and the larger common areas on D ½ Rd. were discussed. Attendees brought up suggestions of benches, dog waste supplies, and waste control.
- d) Management services- previous management company's contract was not renewed.

2018 End of Year Financials and 2019 Proposed Budget:  
Dues increased starting January 2019 to \$155 annually (\$5 increase per home) to cover increased costs. (see budget for 2019.)

Michael presented the 2019 proposed budget- income and operating expenses.

Homeowners present were asked to approve to ratify the 2019 budget and to approve the 2018 annual meeting minutes by show of hands.

A motion was made to approve the 2018 meeting minutes- all approved by show of hands.

A motion was made to approve the 2019 proposed budget. All approved except two homeowners opposed the budget approval. Both motions were passed as approved.

Michael expressed to the group the need for additional Board members, and for an architectural review person.

The meeting was adjourned at 7:47pm.

Michael met with the two homeowners who opposed approval of the budget after the meeting to discuss their questions and concerns.

(Meeting agenda attached)

(2019 Grove Creek EYO and 2019 proposed budget attached)

Respectfully submitted,  
Suzanne Jacox, secretary