

The Grove HOA Meeting Minutes 4/4/23

Meeting started at approximately 6:05 pm.

Introduction by Jarod Tarver with Caliber serving as President of The Grove HOA. Jarod introduced Kristen Clonts with Neighborhood Services Corporation serving as HOA Management Company.

Jarod went over the agenda for the evening.

Jarod introduced Debbie DeShane, who has served as the Event Committee Chair for many years. Debbie spoke about the Easter Egg Hunt/Fun Day coming up this weekend at the south clubhouse. She said that most everything for the event was sponsored or leftover from a few years ago. She also mentioned the Spring Garage Sale coming up and that banners would be put up at the entrances. She also stated that there would most likely be a 4th of July event with more details to come. Food trucks will be at the south clubhouse throughout the summer. More volunteers always needed for events.

Jarod provided an update on the remaining development of the neighborhood. He stated that the last phases of residential development were completed and homes were being built in those phases on the west side. He said there was currently about 1,450 occupied homes and that there would ultimately be just over 1,600 when the last home is occupied.

Jarod also provided an update on the commercial development in the Grove. He said that a Qdoba, Great Clips, Sushi place and AT&T store was going in the retail center at the entrance off of NW 178th Street. He also said there were plans for a Chick-fil-a, Home Goods, Ross and Pop Shelf in the commercial development at 178th and Portland.

Jarod stated that this would be the last year for the developer to control the HOA Board and that it would be turned over to the residents in early 2024. He discussed some of the transition options for the HOA before, during and after the turnover. Said he would be around to help with the transition as much as possible.

Jarod went over the financials for 2022 and the budget for 2023. He mentioned that most expenses were fairly close to the estimated budget in 2022 (many slightly over due to inflation), but that the cost for water and electricity went way over budget mostly due to the very hot and dry summer/fall that resulted in additional irrigation and electricity to be used. He said that cleaning costs were also high due to the necessary decision to increase cleaning both clubhouses twice a week year-round.

Jarod said that after looking at what it currently costs to run the entire neighborhood he believes that \$400 per year will not be enough and that the dues will need to be increased in 2024. He said it will probably need to be increased between \$50-\$100 per year. He stated that the developer wants to leave the HOA in a good financial situation where they are able to cover all their costs and that is currently not the case. Said the developer won't be there any more to cover shortfalls.

A resident asked about the landscaping contract and the bidding process. Jarod stated that they bid the landscaping in 2021 and signed a 3 year contract at the time and would end around the time the Board is turned over. Discussed bidding this out again this fall.

A resident asked about the Cox bill and contract. Cost was for wireless internet and TV in both clubhouses and emergency phone at both pools. Jarod said they could look into other options before the contract rolls over.

A resident asked about some damaged sidewalk along a pipeline easement and Jarod stated that is on the list of things to get repaired.

A resident asked about a light that had been out several months in the great room and Jarod said they would get it replaced. Debbie said to make sure and pass along any issues they see to Jarod as he may not be aware of it.

Someone complained about dog poop along the walking trail. Discussed the possibility of putting doggie cleanup bags at the trail entrances.

Trash in the greenbelt was brought up. Jarod said they are constantly on the builders about cleaning up builder trash that has blown off their sites, but the HOA would also pay to help clean this up. A neighborhood cleanup day was discussed as a possibility for next year. Could put a dumpster in the parking lot of treehouse park.

A resident on Austin Place said there was concrete, builder debris, etc. behind their home and Jarod said they would make sure that gets cleaned up and that this area is mowed regularly going forward.

Someone asked about repairing pool chairs. Jarod said they repair as many chairs before the pool opens every year and get rid of the ones that can't be fixed. Said more chairs would need to be ordered at some point, but they would try to stay on top of repairing the current chairs.

Jarod brought up the transition of the HOA again and stated that Josh Westmoreland and Marc Jones had recently been advisors to the Board, but Josh was currently out of the country on military duty. He asked for nominations of additional advisors and stated that there will have to be homeowners that step up and run the Board in 2024. He stated that the advisors to the Board would be logical choices to step in and do that.

Jordan Atterberry, Kim Bruggeman and Marc Jones all agreed to be advisors to the Board for 2023. Jarod said that he would work with them in order to get them up to speed. Jarod said there would be a neighborhood vote in 2024 to elect between 3 and 7 members for the new Board. He reiterated that he would help out during and after the transition to make the process as smooth as possible.

Meeting was adjourned at approximately 7:40 pm.

Kristen Clonts with NSC took meeting minutes.