

Grove Homeowners Association (HOA) Annual Meeting Minutes

Date: 2024-02-26

Location: The Grove North Clubhouse

Call to Order and Welcome

The annual meeting of the Grove HOA was called to order by the HOA President, Jarod Tarver, who welcomed all attendees. The President expressed gratitude towards the community members for their active participation and support.

Reports of Committees

- Food Truck Coordination (Aaron Napier)
 - Aaron Napier has taken on the role of coordinating food trucks for the community.
 - The goal is to have two food trucks per month during the summer. Suggestions from residents are welcome.
- Activities Committee Report (Debbie DeShane)
 - Debbie outlined the plans for the upcoming Easter Egg Hunt, highlighting the preference for an obstacle course over bounce houses to prevent injuries to children.
 - The total cost for the event is estimated at \$759.43, with \$709.43 allocated for the bounce house and \$50 for the Easter Bunny.
 - Debbie also mentioned the Spring Garage Sale scheduled for April 5-7, the May 4th Beer Fest, and a community cleanup day. The cleanup day's material costs (gloves and trash bags) are estimated at \$100, and it is urged to schedule this event before April 15.
- Tree Committee Report (Jordan Atterberry)
 - The committee discussed the urban forester's report and the resident tree group order, emphasizing the importance of maintaining the community's green spaces.
 - To participate in the group tree order, visit this link:
<https://form.jotform.com/240478226399164>

Report of the Board of Directors

- The Board reported that all 1611 lots have been sold, and 1,515 homes are now occupied with another 30 under construction/completed.
- A resident inquired about the potential for a traffic light at Portland and approximately 184th due to commercial development. The Board stated they are not aware of any plans for a traffic light.
- Another inquiry was made about additional walking trails. The Board clarified that the HOA would handle any further construction or repairs on walking paths. It was also noted that there is a short portion of sidewalk that was never completed and Jarod stated that this is how it was shown on the engineered plans that were approved by the City and is unlikely to be funded by Caliber.
- The entrance at 184th & Portland was mentioned, where a turn lane that was installed by the developer had to be removed by ODOT's order.

Budget

- The HOA dues have been increased to \$475, marking the first increase since 2012.
- Questions were raised about the nature of payments to the developer, with the Board explaining that prior years' shortages were covered by Caliber at 0% interest and the HOA reimbursed Caliber for that loan.
- Approximately 30 homes currently have liens due to non-payment of dues.
- Regarding contracts, the Board stated that most of the current contracts can be canceled with 30 days' notice, with some expiring after 12/31/2024.

Other Questions & Answers

- Board member commitment varies, with an emphasis on it being a significant commitment.
- The developer will provide all relevant information regarding the potential of building a third pool, where the developer donated multiple lots to the HOA, if they should ever choose to do so.
- The Board discussed the authority to amend bylaws and implement term limits for board members. Changes to the by-laws can be made by the Board and residents through established processes.
- The possibility of raising the clubhouse rental deposit to ensure cleanliness post-events was affirmed.
- Garbage collection frequency around the walking trails and the insurance policy protecting board members from individual lawsuits were also addressed.

Motions on the Floor (New Business)

A motion was passed to establish a board of 7 residents. Nominations were taken, and the following members were approved:

- Adam Harper
- Jordan Atterberry
- Jenny Street
- Shea Bracken
- Deborah Nichols
- Mike Woodside
- James Applebury

The meeting concluded with the President thanking everyone for their contributions and urging continued community involvement. A date has not been set for the next HOA meeting.

These minutes are a summary of the discussions and decisions made during the Grove HOA Annual Meeting on February 26, 2024. For detailed information and clarification, members are encouraged to contact the HOA Board.