

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
ELM GROVE VILLAGE COMMUNITY ASSOCIATION
WEDNESDAY, August 4, 2021
ELM GROVE VILLAGE COMMUNITY CENTER
2821 Clear Ridge Dr.**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, President Julie Green called the meeting to order at 7:00 p.m. Other directors present were Scott Albritton, Ladd Brehmer, Beth Guide, Larry Lane, David Magrill, Chris Williams, and Petra Ringeisen. Victoria Rosella was absent. Also in attendance was Jose Villegas representing Sterling Association Services, Inc. Levi Biles of Kingwood Community Pool Company and visitors per the sign-in sheet.

PUBLIC COMMENTS

A request was made for information related to vehicles parked on driveways with car covers. It was explained that vehicles may be parked on driveways with proper car covers. Inoperable vehicles, vehicles stored for long periods of time or those stored with tarps should be stored out of public view.

David Magrill informed the Board that he was resigning his position on the Board of Directors due to his moving to a new home. The Board accepted the resignation and expressed their gratitude for David's years of service to Elm Grove Village.

CONTRACTOR REPORTS;

Pool Management - Levi Biles of Kingwood Pool Management presented the pool status report and answered questions from the Board.

Management Company- Jose Villegas of Sterling Association Services reviewed the management report and answered questions from the Board.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the July 7, 2021 Board of Directors meeting were reviewed and upon a motion by Petra Ringeisen a second by Ladd Brehmer, the minutes were approved as presented.

BOARD MEMBER REPORTS:

Treasurer - Petra Ringeisen reported on the financial stability of the community.

Landscaping - Julie Green reported and updated the Board on the status of repairs to the landscaping. Bids will be taken for the 2022 landscape contract which will renew in October.

Community Center - Ladd Brehmer reported on repairs and routine maintenance to the community center and pool area. Discussion was held on adding a digital lock to the clubhouse door with camera access. Sterling was approved to upgrade the telephone service to include wi-fi to accommodate those improvements.

KSA - Larry Lane reported on the KSA Board Meeting.

KSA Public Safety Committee - Beth Guide gave a summary of the most recent meeting.

KSA Parks Committee - Chris Williams reported on the KSA Parks Committee Meeting.

Sherwood-Elm Grove Trails Board – Beth Guide and Larry Lane informed the Board on repairs to be made to the trails and other progress that has been made since they were elected to the Sherwood-Elm Grove Trails Board of Directors.

ACC Committee – Larry Lane and Beth Guide reported on the progress of approving requests for home improvements in the community. Jose Villegas and Ed Gatjen were appointed to the Architectural Control Committee effective September 1, 2021 in compliance with the new legislation.

Community Activities - Scott Albritton reported on ideas for holding a National Night Out event with Food Trucks.

NEW BUSINESS:

Proposals were reviewed for replacing 4 ceiling fans and light fixtures at the Elm Gove Community Center. Upon a motion by Ladd Brehmer and a second by Petra Ringeisen, the board approved the Progressive Electric proposal totaling \$2,645. The motion was approved by the Board with Larry Lane and Chris Williams voting opposed.

Upon a motion by Larry Lane, a second by Chris Williams a proposal regulating facilities and operations was considered. After some consideration, the board voted against the proposal in a five to two vote.

Officer Term Limits was motioned but died for lack of a second.

OLD BUSINESS

New Legislation Update Affecting Homeowners Association- Discussion was held related to the new laws that affect Homeowners Associations approved during the most recent legislative session. New policies are being prepared by the Associations attorney for Board consideration. The Board was invited to attend a webinar where attorneys will discuss the new laws.

Splash Pad – Julie informed the Board that she had the opportunity to research a homeowners request for Elm Grove Village to install a Community Splash Pad. The cost for the construction of the pad including the detention requirements exceeded \$150,000 plus the additional maintenance. After some discussion the Board agreed that the cost prevented the Associations ability to move forward with that project.

Proposals for cleaning and repainting the community entrance monuments were tabled until the next meeting to allow for additional proposals.

MOVE INTO EXECUTIVE SESSION

A motion was made, seconded, and passed unanimously to convene into executive session to discuss collection and deed restriction matters.

A motion was made, seconded, and passed unanimously to move out of the executive session, and decisions made in the executive session were reported to those present.

EXECUTIVE SESSION SUMMARY

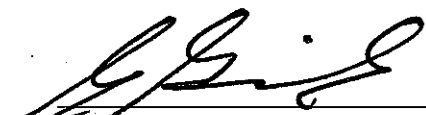
Deed restriction violations and delinquent collection assessment matters were discussed. Some changes to the deed restriction letter format were requested.

Jose Villegas and Ed Gatjen have been appointed to the Architectural Control Committee until further members can be found and trained.


Discussion was held related to those accounts being pursued by the Association's attorney for collection matters. The Board approved for the attorneys to proceed with foreclosure of two accounts if payment or payment arrangements are not made.

ADJOURN

With no further business to come before the Board, President Julie Green properly adjourned the meeting at 9:32 p.m.



Signature



Date