

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
ELM GROVE VILLAGE COMMUNITY ASSOCIATION  
Wednesday, February 7, 2024  
ELM GROVE VILLAGE COMMUNITY CENTER  
2821 Clear Ridge Dr.**

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**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established; Ladd Brehmer called the meeting to order at 7:04 p.m. Other directors present in person or by virtual meeting were Beth Guide, Jason Lott, Jason Mutchler, Dennis Smith, Petra Ringeisen, Megan Meyer, Kerry Trease and Scott Albritton. Beth Guide arrived late. Also in attendance was Rebecca Ananiew and Jose Villegas representing Sterling Association Services, Inc., and visitors per the sign-in sheet.

**PUBLIC COMMENTS**

None

**CONTRACTOR REPORTS:**

**OLD RELIABLE PEST CONTROL** – Dev Nandlal introduced his company and gave a short presentation on the products they use for pest control.

**KCPC** – Ernest was in attendance and gave a verbal and written report. He noted they will have repair options for the slide for the Board's consideration on February 8<sup>th</sup>. President Ladd Brehmer instructed KCPC to purchase and install a water bottle filler station.

**ABS LANDSCAPING** – Vernon Autrey was in attendance and gave a verbal report. They are on a reduced watering schedule for the off-season and have been focusing on cleaning up from the recent freeze. Jason Lott asked for Vernon's opinion on topping off the crepe myrtles. Vernon stated that although topping off encourages more flowering, it reduces the life expectancy of the tree and he does not recommend it at this time.

**ABS RUSTLING ELMS PARKING LOT UPDATES** – Vernon reported the concrete has been poured. Clean up, striping, and irrigation repairs are scheduled for next week.

**KINGWOOD SAFETY SERVICES** – Russell Lilley was in attendance and gave a verbal and written report to the Board for review.

**MANAGEMENT COMPANY – STERLING ASI-** Rebecca Ananiew of Sterling Association Services reviewed the management report and answered questions from the Board.

**APPROVAL OF PRIOR MEETING MINUTES:**

A motion was made by Beth Guide, seconded by Petra Ringeisen and passed unanimously to approve the Minutes from the January 3, 2024 Board meeting.

**BOARD MEMBER REPORTS:**

Treasurer - Petra Ringeisen had nothing significant to report.

Pool – Ladd Brehmer reported. The new doors have been installed and re-roofing is in process. A motion was made by Ladd Brehmer and seconded by Beth Guide to approve the schedule addendum with the 4<sup>th</sup> lifeguard option from KCPC for the upcoming pool season. Petra Ringeisen abstained. The motion carried.

Community Center – The Board discussed options for improving the acoustics in the meeting room. Jason Lott volunteered to try and build acoustic paneling for the walls.

Landscaping – Jason Lott had nothing significant to report. Beth Guide asked the Board if they will consider artificial turf instead of the kiddie mulch around the playgrounds. The Board agreed to consider this as an option and asked Beth to obtain an estimate for review.

Community Events – Jason Lott had nothing significant to report. He requested the Manager revise the rental agreement to reflect that security deposits will be returned the Thursday after the rental, once the room is checked for cleanliness. In addition, the Board agreed to charge the rental fee in 6-hour increments.

KSA– Beth Guide had nothing significant to report.

KSA Public Safety Committee – Kerry Trease reported and presented the monthly crime stats to the Board.

KSA Parks Committee – Dennis Smith gave a verbal report and noted 4 hogs were captured.

Sherwood-Elm Grove Trails Board – Jenny Lott reported the Board is currently working on repairing perimeter fencing and adopting a set of rules and regulations for the common areas.

ACC Committee – Rebecca Ananiew reported on the ACC submissions over the last month.

Flood Committee – Beth Guide reported. She is continuing to push for gates to be installed at the end of Taylor Gully.

**NEW BUSINESS:**

None

**OLD BUSINESS:**

Swimming Pool Slide Replacement – The current slide has a crack in the plastic near the bottom portion of the slide. KCPC is waiting to hear back from vendors on whether or not the slide can be repaired. This may be difficult as the slide is no longer manufactured. They will reach out to see if they can find a specialized plastic welder who can possibly repair as well. President Ladd Brehmer requested the Manager obtain an additional estimate for replacement.

**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.*

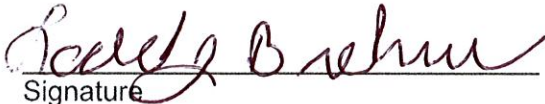
**EXECUTIVE SESSION SUMMARY**

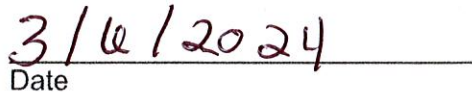
The Board reviewed collection and deed restriction matters.

- A motion passed unanimously to file a lawsuit for deed restriction enforcement; 182701.
- A motion passed unanimously to authorize foreclosure for past due assessments; 182676 and 267448.

**ADJOURN**

With no further business to come before the Board, President Ladd Brehmer adjourned the meeting at 9:18 p.m.

  
Signature

  
Date