

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
ELM GROVE VILLAGE COMMUNITY ASSOCIATION
Wednesday, December 6, 2023
ELM GROVE VILLAGE COMMUNITY CENTER
2821 Clear Ridge Dr.**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established; Ladd Brehmer called the meeting to order at 7:02 p.m. Other directors present in person or by virtual meeting were Jason Lott, Jason Mutchler, Dennis Smith, Petra Ringeisen, Scott Albritton, Megan Meyer and Kerry Trease. Beth Guide was absent. Also in attendance was Jose Villegas and Rebecca Ananiew representing Sterling Association Services, Inc., and visitors per the sign-in sheet.

PUBLIC COMMENTS

A homeowner requested a time frame for when the pickle ball lines will be completed.

CONTRACTOR REPORTS;

Supplemental Security - Russell Lilley was not in attendance.

KCPC - Ernest was not in attendance but provided a written report read by Ladd Brehmer.

Landscaping - Vernon Autrey of Autrey Brothers Services was in attendance and gave a verbal report. He noted the tennis backboard and pickle ball lines will be completed next week, weather permitting.

Rustling Elms Parking Lot Updates -- Vernon Autrey informed the Board that all permits have been received and he is waiting on centerpoint to approve the depth of the main gas line before work can commence.

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

APPROVAL OF PRIOR MEETING MINUTES:

A motion was made by Ladd Brehmer, seconded by Jason Lott and passed unanimously to approve the Minutes from the November 1st, 2023 Board meeting.

BOARD MEMBER REPORTS:

Treasurer - Petra Ringeisen had nothing significant to report.

Pool - Ladd Brehmer reported. He noted the possibility of replacing the slide in the near future.

Community Center - Ladd Brehmer had nothing significant to report. Megan is looking at options to help with the sound in the room.

Landscaping - Jason Lott reported the Christmas lights were up.

Community Events - Jason Lott reported. Santa has been booked for their Holiday event on December 8th.

KSA - Beth Guide was not in attendance.

KSA Public Safety Committee - Kerry Trease reported there would be no meeting in December.

KSA Parks Committee - Kerry Trease had nothing significant to report.

Sherwood-Elm Grove Trails Board - 2024 Budget was approved and reserve study has been sent to the Board for review.

ACC Committee - Jose Villegas reported on the ACC submissions over the last month.

Flood Committee - Beth Guide was not in attendance.

NEW BUSINESS:

None

OLD BUSINESS:

Community Center Roof Damage - The Board discussed additional estimates from 4-Star roofing to possibly replace the entire roof but ultimately decided to stay with the original estimate approved at a prior meeting.

MOVE INTO EXECUTIVE SESSION

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

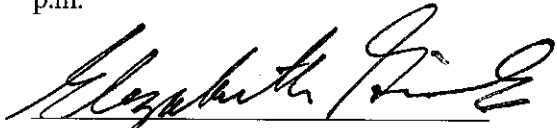
A motion was made, seconded, and passed unanimously to move out of the executive session. Decisions made in the executive session were reported

EXECUTIVE SESSION SUMMARY

The Board reviewed collection and deed restriction matters. Upon returning to open session, a motion was made by Petra Ringeisen, seconded by Ladd Brehmer and passed unanimously to send account 305549 to the Attorney for further deed restriction enforcement. A motion was made by Ladd Brehmer, seconded by Jason Lott and passed unanimously to proceed with foreclosure on account 182676.

ADJOURN

With no further business to come before the Board, President Ladd Brehmer adjourned the meeting at 8:28 p.m.



Signature

11/3/24

Date