



Homeowners' Association

HOA Board Meeting – December 3, 2015

6:30 PM El Toro

Board Members - Present

- Michael Benedict – President
- Derek Robison – Treasurer
- Carissa Hodgins – Secretary
- Jish Nair
- Josiah Townsend – New 2016
- Ric Wyatt – New 2016

Board members - Absent

- Tim VanKanegan – Vice President
- Jason Higdon – New 2016
- Josh Payne – New 2016

Agenda

- **Discussion and Division of HOA responsibilities**
 - Fencing and Pool submission approvals will become the responsibility of the Vice President
 - Website management will become the responsibility of the Secretary
 - Working in conjunction with Tim Bare of TBare website design
 - Handling complaints from residents and inappropriate storage of Recreational Vehicles will stay with the President
 - Majority of which fall under city ordinance violations
 - If a consensus is needed an email will be sent out to the board
- **Establishing Sub-Committees**
 - The Grove Activities Committee is now a board sub-committee and is therefore covered by insurance
 - Chairs: Carissa Hodgins and Michael Benedict
 - The HOA has agreed to fund approximately 4 family-oriented activities
 - Grounds Sub-Committee to be established for planning of neighborhood beautification and monitoring grounds maintenance.
 - Chairs: Ric Wyatt and Josh Payne
- **Financial Overview**
 - Hopefully we will have an increase in dues collections based on additional homes being built in 2016.
 - Expected Expenses:
 - Utilities
 - Grounds Maintenance



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- Snow Removal
 - Insurance
 - Communications
 - Legal Fees
 - Advertising/Website
 - Activities
 - Road Maintenance
- **By-Laws**
 - Board will meet with legal counsel to finalize by-laws
 - **HOA Goals for 2016**
 - Continue to assist in building the momentum of the Activities Committee
 - Options and decision for Kickapoo Creek Private Drives
 - Josiah Townsend will serve as a PM to develop a maintenance plan
 - Grounds Committee beautification plan
 - Options to get conversation started around building a park
 - Start by gauging interest in funding a park
 - Aesthetically pleasing signage at entrances to help with notifications of HOA meetings and activities.
 - Jish Nair to submit a proposal
 - Build out the website further to increase functionality as needed.
 - A new tab will be added for Meeting Minutes
 - **Miscellaneous Discussion Items**
 - An inquiry was submitted by Ed Ferguson regarding his interest in advertising for Prairie State Bank. He would like to offer a donation of 1% of each account balance that is transferred to his bank by Grove residents.
 - These funds could aid in investing for private drive maintenance.
 - These funds could aid in funding construction of a park.