

**VILLAGE GROVE HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 8, 2022**

Upon due notice given, a meeting of the Board of Directors for Village Grove Home Owners Association was held on September 8, 2022 at the hour of 5:00 P.M. Zoom meeting or at Encore

ATTENDANCE

Directors Present: Albert Acosta, Beverly Zamora, Scott Kunishima and Vickie Sauer.

Directors Absent: Fred Austin and Nancy Clarke.

Representing Encore Property Management: Shelley Seay, CCAM-PM-CID®.

CALL TO ORDER

The Board of Directors Meeting was called to order at 5:01 p.m. by Vickie Sauer.

HOMEOWNER FORUM

Four homeowners present.

CONSENT CALENDAR

- A. Review/Approve General Session Minutes of 5/12/22, as submitted
- B. Review/Approve Management Report from 5/12/22 as submitted.
- C. Board Ratified the financials dated April 2022
- D. Board Reviewed/Approve the Financials for May 2022 as submitted.
- F. Board reviewed and approved (2) Lien Resolutions: 1103-242-007, 103-181-003

Motion by Beverly Zamora to approve the Consent Calendar as submitted. Seconded by Scott Kunishima. Carried unanimously.

INVESTMENT RECOMMENDATIONS

None.

Fred Austin remoted in at 5:16pm

ALFREDO/LANDSCAPE REPORTS

Reviewed April - September 2022 reports.

Discuss Compressor information and costs: New 16939.79, Rebuild 14,674.51, Alternative-8068.52. Fred Austin motioned that he will provide an upgrade option for Board. Seconded by Scott Kunishima. Carried.

Noted the full refund from Brenner Fiedler.

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OLD BUSINESS

Vickie Sauer asked why there has been no movement on obtaining bids for the replacement of the Tennis Courts. EPM has yet to find a vendor to bid the project, and there is a shortage of concrete.

Board or volunteers will discuss Holiday Event outside of a meeting. Fred Austin cannot volunteer for Santa. * requested EPM have Alfredo decorate as normal.

NEW BUSINESS

Board discussed and reviewed the two options for Board appointment. Don McGugin and Tom Seeling. Hold for decision at a later time during this meeting.

Motion by Beverly Zamora to approve the contract Increase from Encore Property Management in the amount of 3816.00 per month. Seconded by Vickie Sauer. Motion carried.

Motion by Fred Austin to approve the draft financial review from Frisbey & Assoc. For FYE 5/31/22. Seconded by Scott Kunishima. Carried

Board acknowledged the ADT contract increase of 9.66 a month.

Notation of the passing of Board Member Jim Reed.

Board discussed reorganization of members, and declined until they have a full board again

Meeting was Adjourned at 6:30 pm, and reopened at 7:39 pm.

Motion by Vickie Sauer to appoint Don McGugin to the Vacant position on the Board. Seconded by Scott Kunishima. Motion carried.

NEXT MEETING DATE

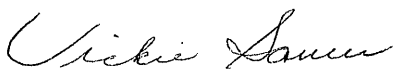
The next meeting is scheduled for November 10, 2022 at 5:00 p.m.(General) 5:30 pm (Exec) **Zoom Meeting AND on-site.**

ADJOURNMENT

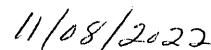
There being no further business to bring the Board at this time, the meeting was adjourned at 7:40 p.m.

Submitted by Shelley Seay, Certified Community Manager, CCAM-PM-CID[®]

ATTEST:



(Authorized Board Member)



(Date)