



The Groves, At the Villages of Wetherington Condominium Association, Inc.

DIRECTORS: Moses (435); Bates (442); Bergert (424); Liew (408); Junkin (448)

Residents Attending: 435,427,444,418,439,408,438,442,448,424,446,431,425,412,415,420,427

MINUTES: November 1, 2023, Directors Meeting

QUORUM- A majority of the directors present -President Moses declared a quorum

CALL TO ORDER- President Moses called the meeting to order at 6:00 P.M.

PRESIDENT'S REMARKS

- Welcome All- Recognition of the Newest Neighbors in Attendance
- The Directors Welcome Your comments or questions on the topic
- Recognition of soup contributors & Social Committee members' contributions

MINUTES—Junkin-Motions to Approve

- Regular Board Meeting-09/13/2023

Motion to approve Liew; Seconded by Bergert; Board Action Motion Approved 5-0

- Electronic Meeting Minutes 10/24/23

Motion to approve Bates; Seconded by Liew; Board Action Motion approved 5-0

TREASURER'S REPORT-Bergert- Motion to Accept

- GPS To Date Financial Report

Information:

- Reserve Study Status

Statement:

****Will be posted on the Groves Web Page**

- **2024 Groves Annual Budget**

**Major points: Quote from Larry B's Handout Plus important statements
Assessment for each architect design will be posted on the Web Page**

- **Investment Policy Statement**

Read, signed, and dated by the Directors 11/01/23

- **Motion to accept the Financial Report Moses; Seconded by Liew; Board Action-Approved 5-0**

(2)

WETHERINGTON REPORT-Moses

- **2024 Budget approved at an Executive Session Monday, October 16, 2023**
- **Received and approved the 2023 Reserve Study conducted by Superior Engineering**
- **Retention wall on the west side of the Clubhouse completed by Stony Creek Landscaping**
- **Approved additional monies for the retention wall landscaping**
- **4th Quarter Directors' meeting scheduled for Thursday, 12/14/23**

DIRECTOR'S REPORTS:

Grounds-Bergert

- **Fall Projects Update-Stoney Creek scheduled cleanup**
- **Groves' Winter Snow & Ice Policy (See Handout)**
- **Unit 420 Drainage Project Completed**

Social Committee-Moses

- **Social Events- Pasta Sunday this weekend 11/05/23**

Additional Comments/Questions

Happy Thanksgiving and a Very Merry Christmas

Adjournment: *Motion to adjourn Liew; Seconded by Bates/Time: 8:15 pm*

Next Board Meeting Date: March 6, 2024. At 6:00 pm The Wetherington Clubhouse

