



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

DIRECTORS: Moses (435); Bogner (434); Bergert (424); Liew (408); Berger (439)

Minutes June 11, 2025, Directors Meeting

Residents Attending: 438 (2), 439 (2), 407 (2), 435, 431, 446, 437 (2), 414 (2), 420 (2), 412 (2), 440, 443 (2), 409, 425, 424, 442

QUORUM- With a majority of Directors present, Moses declared a quorum

CALL TO ORDER: President Moses called the meeting to order at 6:00 pm

PRESIDENT'S REMARKS:

- Welcome All- Recognition of the Newest Neighbors & Returning Snow Birds in Attendance
- The Directors Welcome Your comments or questions on the topic
- Thanks to Bev D, Peggy M, and Sandy L. for their contributions to the ice cream social

MINUTES: L. Moses for J. Bogner-Regular Board Meeting- March 1, 2025

Board Action: L. Bergert moved to approve. Seconded by F. Berger, Approved 3-0

TREASURER'S REPORT-L. Bergert

Enterprise Checking \$21,392.07

SmartStreet LTO M.M. \$10,952.94

US Bank LTO M.M. \$2.76

SmartStreet Reserve M.M. \$116,400.57

US Bank Reserve M.M. \$52.44

Huntington M.M. Reserve \$33,743.37

PNC Bank M.M. \$3770.05

PNC Bank CD \$21,873.30

CSB Bank \$275,600.24

\$483,787.74

CSB CD Earned Since 6-17-24 \$10,639.26 (Matures 8-17-26)

**Board Action: F. Berger moved to accept the report. Seconded by L. Moses, Approved 3-0
(2)**

WETHERINGTON REPORT-Moses

- The Master Association and the Wetherington Associations had a Reserve Study done by Superior Engineering in March 2025. Master Association- TBD; Groves' contact person, Larry B
- Wetherington Board of Directors meeting scheduled for Thursday, March 27, 2025, @ 7:00 pm. The election of officers took place after the meeting - President L. Moses (Groves); Secretary J. Wilson (Forest); Treasurer F. Bean (Forest)
- Projects: New Roof May; Fireplace stone cleaned and sealed; Out side stone repointed cleaned and sealed; Alarmed systems checked operating June
- Mulching to take place by Stoney Creek
- Board Meeting June 26, 2025 @ 7:00 pm

DIRECTOR'S REPORTS:

Grounds-Berger

- Stoney Creek will perform a spring clean-up
- L. Bergert reported that Naturescapes has a schedule to apply fertilizer and pest control this summer
- Mulching of the planting beds will take place very soon

Summer Projects/ Concrete-Bergert

SUMMER PROJECTS: NO ROAD WORK THIS SUMMER, BUT WE ARE PLANNING ON DOING SOME WORK ON DRIVES. WHO AND WHEN WILL BE DETERMINED IN THE NEXT FEW MONTHS. ALSO, I'M LOOKING TO REFRESH SOME OF THE STONE BEDS ON THE HILLSIDE ON THE WEST PROPERTY LINE. WE HAVE A PRICE, BUT IT WAS NOT IN THE 2025 BUDGET. GOING TO WAIT AND SEE IF WE CAN SAVE ON SOME OF THE BUDGET LINE ITEMS TO GET THIS PROJECT STARTED.

Buildings-Moses

- Window well repair and staining is scheduled this summer. Hartzler
- Roof repair Unit 439
- Window well repair Unit 452-Hartzler
- Water Issue Unit 430-No issue involving Groves Association
- Power washing four buildings, the western boundary, plus the privacy fence

Social Committee-Moses

- Saturday, May 24, 2025 Annual Dick Weiss Pancake and Sausage Breakfast
- Word from Michan Dick moved into an apartment. His general health has improved, and he is making friends, but misses his Groves neighbors. I will send out an email with Dick's new address. Thanks to his daughter and Larry B. for sharing the information.
- The Groves Social Committee has a planning meeting scheduled for Friday, April 25, 2025

Questions or Comments from the owners in attendance: comments or questions received

Adjournment: Motion by L. Bergert, Seconded by F. Berger/Time 7:20 pm

Next Board Meeting Date: Wednesday, September 3, 2025, Following the Annual