



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

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

Minutes March 5, 2025, Directors Meeting

Residents Attending: 439,428,408,426 (2),444,412 (2),438(2),414(2),434,415,440,427,429,431,407(2)

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 in Attendance
- The Directors Welcome Your comments or questions on the topic
- Thanks to Peggy & Don Moder for contributing the pizza
- Recognition of the Groves Social Committee set up, serving of pizza, salad, dessert & drinks
- Thank the residents who shared a dessert

MINUTES—Bogner-

- Regular Board Meeting-11/06/2024

Board Action: Bergert moved to approve the minutes; Seconded Liew; Motion approved

TREASURER'S REPORT- Moses/Bergert

REPORT AS OF JANUARY 31ST, 2025

- ENTERPRISE BANK / PR. CHECKING 1/31/25 19,961.75
- US BANK CHECKING 1/31/25 11,974.28
- US BANK LONG TERM OPERATING 1/31/25 10,318.00
- US BANK RESERVES 1/31/25 90,241.12
- HUNTINGTON BANK MM 2/28/25 33,692.05
- PNC BANK MM 2/28/25 3,769.96
- PNC BANK RESERVE CD 2/28/25 21,665.02
- CSB BANK RESERVE CD 2/14/28 272,724.06

TOTAL 464,346.24

(2)

TREASURER'S COMMENTS

The 2024 BUDGET BALANCES SURPLUS OF 5,256.36 2025 INVESTMENT INTEREST SINCE 12/31/24 2,153.79 GPS / SENTRY TRANSITION HAS BEEN A LITTLE CONFUSING AND SLOW-GOING, BUT I THINK WE ARE GETTING BETTER EVERY DAY. WINTER SNOW REMOVAL JAN. AND FEB. BUDGETED 7600.00 JAN. AND FEB. SPENT 6431.00

Board Action: Liew moved to accept the report; Seconded Liew; Motion Approved

WETHERINGTON REPORT-Moses

- **The Master Association and the Wetherington Associations will have a Reserve Study done by Superior Engineering in Spring/Summer 2025. Master Association- TBD; Groves' contact person, Larry B**
- **The annual meeting was held on Thursday, February 27, 2025, at 7:00 p.m. in the clubhouse. It was well attended (24), and I chaired the meeting.**
- **If you would like a copy, please write 'copy' next to your name on the attendance sheet. I will email you the report**
- **Wetherington Board of Directors meeting scheduled for Thursday, March 27, 2025, @ 7:00 pm. Election of officers will take place after the meeting**

DIRECTOR'S REPORTS:

Grounds-Berger

- **New mowing crew this summer**
- **Status of Spring 2025 Clean-up/Mulching- April clean up to be scheduled, Berger**
- **Won't mow soft spots**
- **Will plant no-mow grass on the Highland side**
- **Summer Projects/ Concrete-Moses/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.

Corporate Transparency Act – Suspended. The act will be changed to exclude American corporations and American citizens. The revised act will require foreign corporations and foreigners to submit information (BOI)

Statement of Continued Existence-Form produced by Kaman & Cusimano sent to the Groves Officers- Larry B signed the form and submitted it to the Ohio Secretary of State. We are required to submit the declaration every five (5) Years.

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The Groves.com Web page posted the 2023-2024 documents.

The Groves Unit Owners Directory-Jules Bogner

Buildings-Moses

- Maintenance-Roof Repair Units 412 & 439; Unit 414 Stone Façade reported flaking-Liew Inspected- Spalling- Need to inspect all units and contact contractor for repairs
- Power Washing Stone Sealing- Units 421 through 444- late June
- Units with wooden window wells will be stained this summer- Hartzler

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

Adjournment: *Motion Liew moved to adjourn; Seconded Bergert; Motion approved/Time: 7:30 pm*

Next Board Meeting Date: Wednesday, June 11, 2025, at 6:00 pm, The Wetherington Clubhouse