



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

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

Minutes of the November 6, 2024, Directors Meeting

Unit Owners: 439 (2), 413 (2), 412 (2), 444, 420, 434, 445, 437(2), 447 (2), 438 (2), 440, 404, 414 (2), 408, 435, 425

QUORUM: A majority of the directors present, Moses declared a quorum

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

PRESIDENT'S REMARKS:

- Welcome all and recognize our new neighbors in attendance: Ted & Patricia (C 413), Wanda S (452)
- Recognition of soup contributors: Chili (Connie B), Taco Soup (Sandy Lehman), Vegetable Soup (Peggy M), Cornbread (Bev D)
- Thanked the residents for their dessert contributions
- As always, the directors welcome your comments and questions on the topic

MINUTES: L. Moses- Motion to Approve

- Regular Board Meeting-09/04/2024

Motion to approve Liew; Second Berger; Board Action Approved 5-0

TREASURER'S REPORT-Bergert

- 2024 Annual Budget & Investments to Date

Starting Budget \$179,616.00 Balance 9/30/24 \$42,067.42; Investments \$447,684.67

- 2025 Budget Motion to Approve: Berger moved to approve-Second Liew-Motion approved 5-0
- Investment Statement Policy-Status- Bergert reported ISP was approved and signed by five (5) Directors
- GPS/Sentry-Bergert reported that GPS is in transition, and information and materials from Sentry are forthcoming to the Groves condo owners

(2)

WETHERINGTON REPORT-Moses

- Approved Stoney Creek 3-year landscaping contract 2025-2028
- Corporate Transparency Act Directors' and Officers' data collected
- 2025 Annual Budget: F Bean Treasurer (Forest) distributed to the Wetherington Directors copies of the Wetherington Condominium Association 2025 Annual Budget for review, discussion, recommendations, assessments, and board action.
The treasurer identified and justified the costs for each service listed in the line-item Budget Worksheet 2025. The total cost is \$113,280.00
To cover the total of \$113, 280.00 it was determined that a monthly assessment of \$40.00 per 240 units of the Villages of Wetherington was required.
- Greens (56 units) @ \$40.00- Year \$26,880
Commons (44 units) @ \$40.00-Year \$21,120
Groves (52 units) @ \$40.00-Year \$24,960
Forest (64 units) @ \$40.00-Year \$30,720
Woods (20 units) @ \$40.00-Year \$9,600
Total \$113,280
- Buckeye Power Wash with sealant for the stone is to be applied in October 2024

DIRECTOR'S REPORTS:

Grounds:

- Stoney Creek Landscapers 3-Year Contract- Bergert Motion to Approve Liew; Second Berger-Approved 5-0
- Update Fall 2024 Clean-up-F. Beger reported that cleanup will take place when a majority of the trees lose their leaves
- Update Trees-Boundaries/ Internal-Bergert reported that Naturescapes Tree Service has completed pruning the trees
- Winter Snow & Ice Policy- Policy-Bergert provided a policy handout to residents in attendance. The document will be provided to those unit owners not in attendance by Pony Express (Moders, McFadden & Bogner)

Summer 2024 Projects/ Concrete- Bergert reported project completed

Summer 2025 Project/Concrete-Bergert reported to be determined

CTA Groves Directors- Filed with U.S. Treasury

Buildings-Moses

- Joint Expansion Repair Project- was completed by Dennis Hartzler
- Questel Electric Security Lamp was repaired for Units 422-424
- 202 PW Bldg. #1 421-422-423-424; Bldg. #2 433-434-435-436; Bldg. #3 437-438-439-440; Bldg. #4 441-442-443-444; Plus, the Western Boundary Fence

(3)

Social Committee-Moses

- **Pasta Sunday, November 10, 2024**
- **Adjournment: Frank Berger moved to adjourn- Eric Liew-Approved 5-0-**
- **Time: 7:0 pm**

Next Directors Meeting March 12, 2025 @ 6:00 pm The Clubhouse