



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

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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**

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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