



2452 Barrington Way, Unit 418, Wooster, OH 44691
MINUTES OF GROVES ANNUAL MEETING: 9/03/25

Residents in Attendance: Units- 402, 404, 407 (2), 408, 412 (2), 414 (2), 415, 418, 420, 424, 425, 426 (2), 428, 430, 434, 435, 437 (2), 438 (2), 439 (2), 442, 444, 446, 447(2), 448

Groves' residents met at 5:30 and enjoyed dessert. Thanks to the residents who contributed desserts, the social committee for serving, and everyone for cleaning up.

Quorum: Based on the number of unit owners present, Facilitator Moses declared a quorum.

Call to Order: Facilitator Moses called the Meeting to order at 6:00 pm. All attending residents were welcomed and invited to make comments or ask questions on any of the agenda topics.

Minutes of the 2024 Annual Meeting: Facilitator Bogner called for approval of the minutes from the 9/04/2024 Annual Meeting. Suzanne Bates moved to accept the minutes as distributed, and Tom McFadden seconded the motion. Motion approved by voice vote.

Election of One (1) Director Position to Three-Year Terms: J. Bogner, Acting Chair of the Nomination Committee, presented a slate of one candidate, Larry Moses (435). Acting Chairperson J. Bogner called for nominations from the floor. No nominations were received; J. Bogner suspended the vote by paper ballot and called for a motion to seat the one candidate by acclamation. Larry Bergert moved to accept. Seconded by Frank Berger; motion carried.

Old Business: Jules Bogner distributed an updated Groves Residents Directory to residents who had signed a permission form and were included in it.

(2)

New Business: Facilitator Moses distributed a summary of the 2025 Annual Report for discussion.

**DISCUSSION
09/03/25**

What is an association's annual meeting?

- **Annual meetings are vital to the successful governance of any condo owner's association (COA). As an elected director or officer of the association, you can use the annual meeting to share information about the budget, the state of the community, and the association's plans.**

Why is the Groves Annual Meeting held in the ninth month (September) rather than the first month (January)?

- **The previous board of directors learned that the most active unit owners wintered in the south and would not be available for a winter annual meeting.**

What purpose does the annual report serve?

- **A homeowners' association annual report is a document that contains information about the services and financial status of a community association throughout the year. The purpose of this document is to inform residents about what has been going on in their association and whether or not the fees collected were well spent.**

How is the Groves Association managed and governed?

- **The Groves is the only association in the Villages of Wetherington that is self-managed. The Board has the authority to manage, maintain, repair, replace, alter, amend, and improve the Common Areas and assess and collect funds for the payment of services. It means the owners have direct contact with the directors. In a managed association, the rule "encourages residents to deal directly with the management company"**

The Groves COA is governed by a five (5) member board. Each director serves (3) three-year terms.

- **The terms are staggered so that an experienced group of directors is in place.**
- **Director's MOSES term expires August 31, 2025. The election will be held in September**

○ **What are the duties of the directors and officers? What are the costs?**

● **President**

- Daily operations
- Villages of Wetherington Trustee—(Clubhouse) President
- Buildings (power washing, etc.)
- Groves Social Committee Chairperson
- Communications with residents (updates-announcements)
- Annual report—editor
- Prepare agendas/chair meetings
- Liaison with financial services/Groves Treasurer/Budget/Invoices
- Investments/Groves Treasurer
- Liaison with pressure washing contractor
- Liaison with the web master
- Liaison with Reserve Study 2025 contractor

● **Secretary**

- Minutes—prepare and disseminate
- Communications—newsletters, announcements generated by the President
- Post updates/documents prepared by the Board to the web page
- Groves Directory—keep current
- Groves Directory for the Board (list of all residents)
- Keep the roster of directors and officers current with Kaman and Cusimano

● **Treasurer**

- Liaison with the Financial Services Contractor (Sentry Management)
- Chair the Budget Committee (membership: all directors)
- Financial reports
- Investments (consultation with the Board)
- Liaison with the reserve study 2025 contractor
- Liaison with the cement contractor
- Liaison with the tree trimming contractor

● **Grounds Manager**

- **Liaison with Stoney Creek Landscaping**
- Determines with the contractor the scheduling of moving, snow removal, salting, lawn feeding, and mulching
- Maintain planting beds, shrubs

○ **Special Association Projects**

Costs: ZERO-The management company costs \$10,000 a year

(3)

What are the costs of maintaining, repairing, replacing, and improving the common area (Buildings and grounds)? Based on the 2024 close-out budget at the end of the annual report.

Buildings: \$6,600

- Maintenance Repairs (Hartzler) \$2,400
- Power Washing- \$4,200

Grounds: \$38,707

- Landscaping (Stoney Creek) \$17,889
- Tree Trimming \$4,716
- Snow/Ice Removal \$16,102

Budget time for the Villages of Wetherington

Each year, community association boards take on the important responsibility of setting the operating budget, funding reserves, and making decisions that directly affect the financial well-being of fellow homeowners. Sometimes, those decisions mean increasing regular assessments or adopting special assessments — actions that, while necessary, can feel uncomfortable to communicate.

Stewardship: “As your board, we are entrusted with maintaining the financial health of our community.”

Long-term planning: “These decisions are about more than today — they’re about protecting our homes and investments for the future.”

Fairness: “We are striving to make decisions that serve the entire community, equitably and responsibly.”

Necessity: “After reviewing options, this action is needed to cover rising costs and required maintenance

Question to Consider: Can the Groves Association sustain self-management?

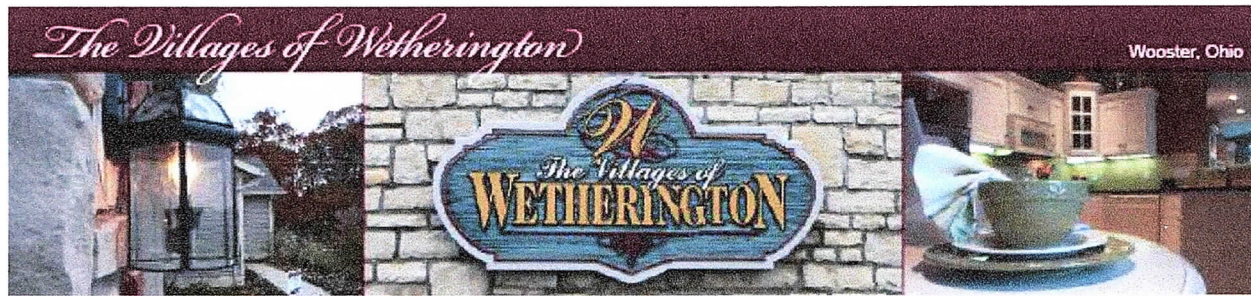
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**Adjournment: Bonnie Junkin moved to adjourn the meeting, seconded by Patti Sprowls;
Approved by voice vote. Time: 7:00 pm**

The Director's Executive Session was held to elect officers—results to be announced at the board meeting.

1st Quarter Board of Directors Meeting- followed the Annual Meeting

Respectfully submitted by President Larry Moses.



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

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

Residents Attending: 401, 404, 407(2), 412(2), 414(2), 415, 418, 420, 425, 426(2), 428, 430, 437(2), 438(2), 439, 442, 444, 446, 447(2),

Minutes: September 3, 2025, Directors Meeting

QUORUM: Based on the number of directors present, President Moses declared a quorum

CALL to ORDER: President Moses called the meeting to order at 7:15 pm

PRESIDENT'S REMARKS:

- Moses recognized our newest neighbors, Barbara B., Unit 418, Unit 430, Barbara S., Unit 447, and Gary & Kathleen P.

MINUTES: Board Meeting June 11, 2025-Larry Bergert moved to approve, Second Jules Bogner, Passed 5-0

TREASURER'S REPORT- L. Bergert

TREASURER'S REPORT As of
August 31st, 2025

ENTERPRISE BANK / PR. CHECKING \$23,540.95

SMARTSTREET MM LTO \$12,553.10

US BANK LONG-TERM OPERATING \$2.76

SMARTSTREET MM RESERVES \$130,926.66

US BANK RESERVES \$52.44

HUNTINGTON BANK MM \$33,213.17

PNC BANK MM \$3,770.15

PNC BANK RESERVE CD \$22,087.05

CSB BANK RESERVE CD \$278,605.10

TOTAL: 8/31/2025 \$482,664.33

CSB CD Interest Earned Since 6/17/24 \$13,664.12 (Matures 7-17-2026)

PNC 8-month CD YTD \$22,087.05 (Matures 2-17-2026)

F. Berger moved to accept the report, Second E. Liew, passed 5-0

WETHERINGTON REPORT: L. Moses

- The financial committee is drafting the Villages of Wetherington 2026 budget
- The Master Association (Clubhouse) is expecting a draft report of the 2025 Reserve Study from Superior Engineering
- Board meeting scheduled for Thursday, October 30, 2025, at the Clubhouse at 7:00 pm

DIRECTOR'S REPORTS:

Summer Projects

- Concrete Snyder Construction will replace the driveways at Units 409 & 411
- Stone Facades' mortar joints repointing by a handyman, Arlen Hostetler

Grounds: F. Berger-Report given as part of the annual budget earlier at the Groves Annual Meeting

Buildings- L. Moses

- Maintenance-Gutter cleaning 403; Ground repair 407; Vent clearing nests 414, 427, 428
- Power Washing Stone Sealing & Fence 2025 completed
- Power Washing Summer 2026-Units: 417-418-419-420; 429-430-431-432; 445-446-447-448
- Window Well Project-the staining and replacement of damaged wooden planks by D. Hartzler
- Vent covers to be purchased and installed this fall by D. Hartzler
- Fall Gutter Cleaning is scheduled for mid-November

Social Committee- L. Moses

- Groves Annual Picnic- Saturday, September 20th-Party Lane (Lanes between Units 437 & 443), Even Condo Units side dish, while even units dessert- residents are asked to bring a chair
- November Activities- Soup with The Board (Wednesday 5th); Pasta Sunday-(Sunday 16th)

Adjournment: Motion J. Bogner moved to adjourn the meeting. Second E. Liew. Approved 5-0/Time-7:40 pm

Next Board Meeting Date: Wednesday, November 05, 2024. At 6:00 pm, The Wetherington Clubhouse

Meeting Calendar 2026: March 4th, June 3rd, Annual Meeting-September 2nd