



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

DIRECTORS: Moses (435); Bogner (434); Berger (439); Barnes (418); Liew (408) Excused

Residents in Attendance (Unit #): 404, 409, 412, 413, 414, 420, 424, 425, 427, 431, 438, 439, 440, 442, 443, 446

Minutes: June 3, 2026, Fourth Quarterly Directors Meeting

QUORUM- Based on the directors in attendance, the President declared a quorum

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

PRESIDENT'S REMARKS

- Recognize those back from wintering or attending for the first time
- Welcome Back Director Eric Liew
- Welcome Barbara Barnes as Appointed Director and Groves Treasurer-Electronic Meeting
- The Directors Welcome Your comments or questions on the topic
- Thanks to social club members who contributed pie & ice cream
- 9 Groves neighbors + former resident attended Dick Weiss Family Memorial, Millersburg, Ohio, Saturday, May 30, 2026
- Per Jules Bogner, changes to the information on the Groves Directory; please get in touch with Jules Bogner. If you need a hard copy of the Directory, contact Jules Bogner

MINUTES-Secretary Jules Bogner

- Regular Board Meeting-March 3, 2026 Frank Berger moved to accept the minutes-Second Eric Liew-Motion Approved 5-0
- Electronics Meeting March 3, 2026-Barbara Barnes moved to approve the minutes; Second Frank Berger-Approved 5-0

TREASURERS REPORT-Barbara Barnes

Enterprise Checking-\$25,580.37

Smartstreet MM LTD operating-\$13,894.94

Smartstreet Reserves MM-\$162,186.35

Huntington Bank MM Reserves-\$0.00 > PNC PBMM

PNC Premium Business MM-\$33,446.91

PNC CD-\$22,573.11

CSB Bank CD-\$284,713.45

TOTAL \$542,395.13

(2)

PNC Bank CD Matures 10/17/2026-3.25% interest 2025 850.27

CSB Commercial Savings Bank CD-7/17/2026 6/17/2024 25 mos. 264,960.98

(21 months earned \$19,752.53)

Invoices PAID:

Stoney Creek Landscaping \$3,684.12 and \$1,463.44

Yardist for fertilization: \$809.40

Taxes to IRS: \$4,536.00

Invoices OUTSTANDING:

D & L Drain Service for work on Unit 447. ~\$1,000.00

Daniel Miller for stonework on Units 414 and 415 - From Reserves \$3000.00

Dennis Hartzler for roof leak on Unit 418

Grace Properties to Sentry North Canton Office

Treasurer Barbara Barnes is getting approved for access to the accounts

A few glitches with Sentry have been cleared up and bills paid

President's Remarks: Welcomed and thanked Barbara Barnes for her appointment as Groves Treasurer. She will finish out the term of former Treasurer/Director Larry Bergert. She will stand for election at the Groves September Annual Meeting.

President Moses addressed Electronic Minutes. In May, I received a resignation email from Director/Treasurer Larry Bergert. I called for an electronic meeting with the Groves Directors. I presented two Motions: #1 To accept Larry Bergert's resignation #2 To appoint Barbara Unit 418 to finish the term and stand for election in September. Both motions approved 5-0

WETHERINGTON REPORT-Moses

- **Stanley Steemer Carpet Cleaning/Carpet Shield Applied Friday, April 10, 2026**
- **Alarm System-Schmidt Security updated the automated system**
- **Drain Repair-Lower Barrington Way-Waiting for contractor to inspect and provide a quote**
- **Spring Cleanup& Mulching-Stoney Creek completed the work in May**
- **Entrance Walls Sealant Applied by Sterrett Knob Masonry in June**

DIRECTOR'S REPORTS:

Grounds: Frank Berger, Grounds Manager

- **Reported that Spring 2026 Clean-up/Mulching/Mowing/Fertilizations was completed.**
- **Frank raised a concern with the weeds along the fence line. He will contact Stoney Creek to address the issue.**
- **The wall between Units 438 and 444 at the base of the hillside needs to be expanded. Schedule an on-site meeting with Stoney Creek owner Troy Stoller to inspect and provide a quote**

(3)

Grounds Continued:

- Frank addressed the no-grass project on the hillside of the Groves southern boundary (Highland). Will set up a meeting with the owner of Stoney Creek to evaluate the health of the grass and needed repairs
- The problems with skunks and groundhogs digging nests under some units' patios along the Groves southern boundary

Summer Cement 2026 Project- Director Moses will be meeting with Terry Snyder of Snyder Construction to discuss options and provide a quote

Buildings-Moses

- Stone Façade Replacement April 6th-9th Unit 414 (Moorhead; 415 (Byers)
- Units 426, 402, 423, 448- Repairs: Stone Needed -Roof Repair (Unit 418); 410 (Gutter); 404 windows well repair; Drain Repair 447 (D & L Drain Service)
- Power Washing repair June 2026: Three Buildings Units 417, 418, 419, 420; 429, 430, 431,432; 445, 446, 447,448
- The directors will be considering in the 2027 budget to power the north-facing condos each year. The northern exposure with limited sun builds up algae and discoloration of the siding

Director/Secretary Jules Bogner (Unit 434) addressed the reported issue of two small dogs belonging to owners of Unit 424 being allowed to roam the grounds, unleashed. J. Bogner discussed the dogs' welfare in relation to their size and the ability of delivery trucks and other vehicles to see the animals. Importantly, Bogner emphasized that the owners violate the State of Ohio, Wayne County, and the City of Wooster Leish Laws. The Director asked the residents in attendance to comply.

Adjournment- Jules Bogner moved to adjourn the meeting-Second Frank Berger-Approved 5-0
Time: 7:25 pm

Annual Meeting September 2, 2026 @ 6:00 pm/ Board Meeting to follow