



The Groves, At the Villages of Wetherington Condominium Association, Inc.
2452 Barrington Way, Unit 435; Wooster, OH 44691
BOARD OF DIRECTOR'S MEETING 06/07/2023
DIRECTORS: Moses (435); Bates (442); Bergert (424); Liew (408); Junkin (448)

QUORUM directors were in attendance.

Unit owners present: Directors- Larry Moses (435), Eric Liew (408), Suzanne Bates (442), Larry Bergert (424), Bonnie Junkin (448), Unit Owners-(412), (443), (447), (415) and, (444).

CALL TO ORDER—The meeting was called to order by President Larry Moses at 6 p.m.

MINUTES

Eric Liew made a motion to accept the 3/1/23 regular board meeting minutes as presented; seconded by Bonnie Junkin and unanimously passed.

TREASURER'S REPORT

Larry Bergert announced that as of June 3, 2023, our balance is \$261,697.13. A detailed report from GPS is available for any unit owner to peruse.

WETHERINGTON REPORT

President Moses presented the following highlights:

- Brought Wetherington's current insurance policy with State Farm in compliance with SB61. The Fidelity bond was increased.
- The Rules Book was updated so all rules are in one place.
- The main water lines on Wetherington Lane and Barrington Way will be serviced by Wooster City because of the established utility easement. However, the association's water lines are private property and lack an easement. Therefore, we established a contingency fund in case of a water line break.
- The trees on the ravine, Wetherington Lane, and Barrington Way are hot-button issues.
- Wetherington projects include:
 - A reserve study is scheduled for the summer of 2023
 - Bench project completed

DIRECTOR'S REPORTS

1. DRIVES-Larry Bergert
 - a. 2023 concrete projects are completed and paid
 - b. 2024 concrete project—Larry Bergert will meet with TR Snyder
2. GROUNDS-Bergert
 - a. Spring projects—trees were trimmed and entrance flower beds were planted

- b. Larry thanked unit owners who worked on the projects
- 3. Reserve Study 2023—Any questions should be sent to Larry Bergert
- 4. BUILDINGS-Moses
 - a. Security lamps—Larry Moses is compiling a list of lamps that need to be repaired
 - b. Buckeye Power Washing & Sealing-scheduled week of June 26th (Bldg. #1 413-414-415-416; Bldg. #2 425-426-427-428; Bldg. #3 449-450-451-452)
 - c. Dryer vents—owners were pleased with the dryer vent cleaning service. President Moses thanked the Moders for making the arrangements.
- 5. Web Page-Moses
 - a. Changes/Updates—meeting minutes will be online along with SB61 amendments
- 6. SOCIAL-Moses
 - a. More than 50 people attended the pancake breakfast.
 - b. Upcoming activities include:
 - i. Groves annual picnic—Saturday, September 23, 2023
 - ii. September annual meeting—Wednesday, September 6th which will include a chili cook-off
 - iii. Book Club (winter meetings)—Sunday, January 24, 2024
 - iv. Groves residents' Halloween (date/time TBD)
 - v. November Directors' meeting—11/1/23—6 p.m.—Soup with the Board

Adjournment

Larry Bergert moved for adjournment at 7:25 p.m. The motion was seconded by Eric Liew and unanimously passed.

Respectfully submitted,

Suzanne Bates, Secretary