



***The Groves, At the Villages of Wetherington Condominium Association, Inc.***  
**2452 Barrington Way, Unit 424 Wooster, OH 44691**

**MINUTES—BOARD OF DIRECTOR'S MEETING 9/7/2022**  
**7:00 P.M.**

Units represented included: 403, 404, 405, 407, 409, 412, 415, 418, 420, 422, 423, 424, 425, 431, 433, 435, 437, 438, 440, 442, 443, 444, 446, 447, and 448.

The meeting was called to order by the newly elected President, Larry Moses. He announced the 2022/2023 Board of Directors as follows:

President—Larry Moses; Secretary—Suzanne Bates; Treasurer—Larry Bergert; Eric Liew and Bonnie Junkin.

**MINUTES of previous meetings:**

1. Regular Board Meeting-6/1/2022—Moses moved to approve; seconded by Liew; unanimously approved
2. Special Board Meeting-6/1/2022—Bergert moved to approve; seconded by Moses; unanimously approved
3. Electronic Board Meeting-6/30/2022—Junkin moved to approve; seconded by Liew; unanimously approved
4. Electronic Board Meeting-7/5/2022—Bergert moved to approve; Seconded by Liew; unanimously approved
5. Electronic Board Meeting-8/18/2022—Moses moved to approve; seconded by Junkin; unanimously approved

**TREASURER'S REPORT**

Larry Bergert met with Jason from GPS. They worked on the budget for 2023 which Bergert will send to residents in October. It appears the budget will be \$150,000. A contingency fund covers the following: water and sewer lines; water lines from Highland to the Wetherington Association; and insurance deductibles.

**WETHERINGTON REPORT**

Larry Moses announced there was a discussion in the Wetherington meeting regarding speed signs and the ravine

## OLD BUSINESS

1. DRIVES-Larry Bergert announced the concrete project will take place in either October 2022 or may be postponed until next year.
  - a. The Director to determine if an additional project be approved for 2023
2. GROUNDS-Larry Bergert announced volunteers will provide tree and shrub trimming.
3. BUILDINGS-Larry Moses announced the pressure washing of Units 417,418,419,420; 429,430,431,432; 445,446,447,448 was completed and the \$3200 invoice was paid.
4. SOCIAL-Berger's will host a pasta dinner on October 9<sup>th</sup> at 4 p.m. at the Clubhouse; Trick or Treat will be held on Saturday, October 29<sup>th</sup> from 6-7:30 p.m.
5. INSURANCE-Moses
  - a. Additional coverage added to protect funds (\$500,000)
  - b. Renewal Info—the rise of \$471 in premium
  - c. Bill DeHaan and Larry Bergert are checking on clarification of deductibles

## NEW BUSINESS

1. FINANCE
  - a. Investment Policy Statement
  - b. Larry Bergert stated the Groves has a money market at Huntington for \$219,000; 2 CDs at Huntington Investments; and a money market at PNC
  - c. Condo associations must invest in only CDs or money markets
  - d. The Groves have a 3-year contract with Cincinnati Insurance covering board members at \$1500 per year
2. SB 61 Condo Law Action
  - a. A motion was made by Larry Bergert and seconded by Bates for Larry Moses to contact Kaman & Cusimano, LLC, to review the governing documents to confirm which provisions are needed and draft an amended document for board review, approval, and execution. Unanimously approved.  
2023 Budget Steps-Larry Bergert
    - i. Aug. 22 Budget Planning Session
    - ii. Final Draft-Oct. 2022
    - iii. Board Action at Nov. 2, 2022 Board meeting
6. NEW PARKING ENFORCEMENT RULE-Larry Moses is working on this for the November Board meeting
7. SOCIAL-Moses
  - a. Schedule of Planned Activities
  - b. Suggestions for Other Activities

ADJOURNMENT: Bates made a motion to adjourn at 7:50 p.m.; seconded by Bonnie Junkin; unanimously passed.

NEXT SCHEDULED BOARD OF DIRECTOR'S MEETING-Wednesday., November 2, 2022, Clubhouse @ 6:00 p.m.

Respectfully Submitted: Suzzane Bates

