

Minutes from the Semi Annual meeting of the McNaughten Grove HOA

April 19, 2023

The meeting was held at Peace Lutheran Church and was called to order by new president, Paula Weinstein at 7pm. The outgoing president Brad Crader had resigned in the last week.

All board members were present and 43 households attended.

Nominations for new board members were requested from the floor. The only nomination made was John Robison. He was nominated and a vote was taken of members present and his nomination passed.

Mark Weinstein gave the financial report and he said that we are sufficiently funded at this time. Mark is leaving this position after many years of service. Dan Rollins will now assume the role as treasurer.

Charles Carr gave the report on lawn care. Our new company- named Hedge- will be cutting the grass on Mondays now. They will be putting down mulch in the front yards in the next few weeks.

Charles informed the group that the reason we switched from rain One for our irrigation system needs is because they informed us earlier in the year that they will no longer service homeowner associations. The new company contracted with is called Conserva. Their bid was significantly lower than other companies we contacted.

Mr Carr reinforced that the homeowner is responsible for any problems that arise with the irrigation systems. Broken heads or pipes or controllers are the homeowners' responsibility.

Conserva can do the repairs or you can call your own choice of company.

Conserva will later be doing our backflow tests of the system. If you receive a letter from the city regarding a backflow system check, Conserva will take care of that.

Cathy Smyers reported that we are now officially a Block Watch community. Meetings are held quarterly. Our police officer liaison is officer Russel Weiner. If you see something- say something. The number to call is 614-645-4545- option#9 to report parking violations, soliciting, unwanted visitors to the neighborhood, or any suspicious activity.

Carol Shkolnik who is on the covenant committee reported that they need some revisions and additions. Her committee is looking at this. Right now, in order to change or add a covenant,

75% of all households need to approve the change. But when the board last drew up and mailed a ballot to all homes regarding solar panel approval, we only got less than a 72% RETURN OF BALLOTS. That was after several tries, going door to door, and sending out stamped, self-addressed envelopes to return ballots. We are looking to lower the percentage of homeowners necessary to permit a change. Several opinions were discussed about what the correct percentage would be. Only occupied homes would be counted and if a homeowner is not current on their dues, they do not get a vote.

Another old covenant we think needs changed is one that says single family homes get 1 ½ votes and doubles get one vote. We would like to change that to one vote for each household.

Please respond to any ballot issues sent to you.

Dan Rollins will be the new treasurer. He is also the social committee and beautification committee chairman. He reported that perennial plants were planted last year at the walls. These will be blooming again this year. The plants at the eyebrow were eaten by deer. Anyone with perennials they want to donate from their yards are asked to notify Jacci or Dan Rollins.

For the social committee, events planned are :

- a garage sale from 9-3 on May 12
- Our first 3K walk of the year on April 29 and pickleball rule demo by Vic Watson
- Annual picnic in the cul-de-sac August 26
- Outdoor Movie night to be announced later

The book library has had many donations. Jacci Rollins has rotated some new books in.

John Robison will be the new board member who will note any obvious repairs needing to be done on homes e.g. falling gutters, mold growing on homes. He will notify the homeowner of what he has noticed.

It was noted that there are some homeowners in violations of the covenants. They will be receiving letters directing them to resolve the issue or the matter will be sent to our attorneys.

Anita Ross of the welcome committee noted that all welcome baskets include a printed short version of the covenants, along with approved colors for roofs and trim. These are also listed on the HOA website.

Some neighbors have asked for an “AngiesList” of vendors we have used who did good work- or should be avoided. Send any recommendations to Anita Ross at anitaross707@gmail.com.

Mark Herman announced that no decision has yet been made on the proposed apartment complex north of us on McNaughten Road. The date for the next hearing has not yet been announced.

A motion to adjourn was made by Suzanne Greenbaum. A seconded by Denise Montgomery.

The meeting was adjourned at 8__pm