

**Pine Grove Property Owners' Association**  
**Board of Directors Meeting**  
**May 12, 2022**

- I. Fred Jones called the meeting to order at 7:05 p.m. In attendance: Fred Jones, Tim Phelan, Merry Sewell, Blake Schmidt & Melody Marze
- II. Secretary's Report by Merry Sewell. Motion to accept by Blake, seconded by Melody, and approved by voice vote.
- III. Treasurer's Report by Tim Phelan. As of 04/30/22, there is \$17,906.40 in the bank. All bills have been paid. Motion to accept as read by Blake, seconded by Fred and approved by voice vote.
- IV. ACC Report
  - Project for 33031 Grove Park Dr., Blake Schmidt's barn was approved.
  - Color scheme for new home at 32310 Betka Rd., Jeffrey Hunter was approved
- V. Drainage Committee Report
  - Nothing new to report
- VI. Old Business
  - a. Letter sent to Ray Young (FloWatch) from Board Members requesting cost estimates on installing a generator for backup power in the event of future outages. Ray Young is working on the cost estimate which will take time. Tim will send Ray a reminder.
  - b. Willie Gentry – 32101 Grove Park Dr. – red truck has been removed and violation resolved.
  - c. Complaint of bees at 32310 Betka Rd. Jeffrey Hunter.
    - i. Motion was made to add bees to the prohibited animal list as shown in POA Articles, Section 4.01.7c. "The list of prohibited animals may be extended by a 2/3's majority vote of the Board of Directors". Vote taken and the 2/3's majority was not met and therefore did not pass.
    - ii. Motion was made to address the complaint as an annoyance, shown in POA Articles, Section 4.06. "No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to nearby property owners". The 50% majority was met and therefore motion was passed. A letter will be sent from the Board to the property owner informing them the bees need to be removed from the property by May 27,2022.

Motion was made to adjourn at 7:45 by Merry, seconded by Melody and approved by voice vote.

Meeting adjourned at 7:45 p.m.



Handwritten signature in black ink, appearing to read "Melody", written over a horizontal line.

President



Handwritten signature in blue ink, appearing to read "Merry Seavel", written over a horizontal line.

Secretary