

## PINE GROVE BOARD OF DIRECTORS MEETING

November 8, 2023

### Minutes

1. Fred Jones called meeting to order at 7:00 p.m. In attendance: Fred Jones, Tim Phelan, Blake Schmidt, Melody Marze & Merry Sewell
2. Secretary's Report by Merry Sewell. Motion to accept by Tim, seconded by Melody and approved by voice vote
3. Treasurer's Report by Tim Phelan. As of 10/31/2023 there is \$20,417.01 in the bank; there are no outstanding invoices. \$2,950.00 in outstanding dues. Motion to accept by Merry Sewell, seconded by Fred Jones, and approved by voice vote
4. Old Business  

Motion was made by Blake Schmidt to remove swine from the prohibited animals list. No second motion, motion failed.
5. New Business
  - a) Discuss and possibly take action on deed restriction violation by Blake Schmidt for violation of restrictions under Article IV Section 4.01: Animals 7 (a) Prohibited Animals which states "Prohibited animals include but are not limited to: donkeys, mules, swine, and all manner of fowl."  
By reference Article 4.15 of Bylaws of Pine Grove Property Owners' Association is titled "Removal of Directors."  

Motion made by Merry Sewell to remove Blake Schmidt from the Board of Directors, seconded by Tim, vote by show of hands; 3 out of 5 members voted to remove Blake, motion was passed.
  - b) Discuss repair/replacement of 4x8 sign at south Grove Park Dr, entrance at Penick Rd.  

On October 17<sup>th</sup>, the entrance sign was damaged by a driver going south on Penick when a tire bounced out of the vehicle and hit the sign. The Board will be getting estimates to replace the brick columns and possibly replacing the signs at both entrances. Will also be contacting the driver who lives on Penick about recovering damages.
  - c) Discuss other possible deed restriction violations at  

32911 Grove Park Dr. — Fuentez, Joe & Lillian – previous pending parking violations have been remedied. Dumpster is supposed to be removed next week. We will follow up on this violation.

32510 Grove Park Dr. Smith, Lany & Leah – motor home, truck and trailer to be moved

32202 Grove Park Dr. Adams, Dean & Lisa - the antique vehicle and parts have been in their front yard for 5-7 years with no complaints until recently. These antiques have been considered “yard art” by many neighbors and there is no further action required.

d) Other

1. Water System – it has been discussed in the past about the water company placing a permanent generator to the water system to ensure continuity in the event of power outages. The Board of Directors will send a letter to the new owners of the water system to request the permanent generator be installed along with an auto switch and monitoring system. The Board will also contact the Power Company to request we be added to the “Critical Case List” in case of power outages.

2. Replacement for Vice-President, Blake Schmidt

Nominated Jeffrey Hunter to complete the term of Blake Schmidt. Motion to accept the nomination by Tim Phelan, seconded by Merry Sewell and approved by voice vote.

6. Motion was made to adjourn at 7:50 p.m. by Tim Phelan, seconded by Melody Marze

Meeting adjourned at 7:50 p.m.



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President



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Secretary