

Board Meeting
Section B Spring Grove Farm Homeowners Association

20 May 2024

Agenda

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – Meeting Minutes Review.
4. **Review Schedule of 2024 Future Board Meetings** (1 minute) –17 June BoD & Annual Meeting
5. **Financials Review** –
 - 2024 Financials Review
 - 1802 (L148) Lisa Gaye Lien filed
 - 506 (L207) Cindy Ct owes \$1,141.17
 - 217 (L265) Elizabeth Ct owes \$1,505 violations & 2024 Assessment
 - 506 (L207) Cindy Ct violation charges \$1,200 front yard & \$3,000 back yard. Lien on 2023 Assessment – Total due \$515.69.
 - 506 Cindy Ct – owes \$348.95 in arrears of current and previous assessments. Lien in process.
6. **Architectural Compliance**
 - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
 - b) **Applications for Changes to Exterior**
 - **211 Amy Ct** – Expand Driveway, Add Shed & Sidewalk To Rear, Change Garage Door From Double Top Single. Sent Questions Regarding Garage Door Change From Double To One Single Door And Expanded Driveway Distance From Property Line. Approved Expand Driveway, Adding Shed Approved 3 – 0, Denied converting garage from 1 double door for two single doors Denied 3 – 0.
 - **217 Elizabeth Ct** – Remove Front Tree to Improve Landscaping R&R Siding, Restore Front Yard Soil And Grass and R&R Siding. Approved 3 - 0
 - **110 Sue Ann Ct** – New Shed In Backyard and Install Fence. Issues resolved. HOA BoD Shed to be 10 x 14. Approved 3 – 0.
 - 1923 E Beech Rd – R&R Siding and Downspouts. Requested Color Samples.
 - **403 Gary CT** – R & R Fence
 - **406 Gary Ct** – R & R Front Door.
 - **202 Elizabeth Ct** – R&R Front landscaping. Approved 3 – 0
 - **1923 E Beech Rd** – R&R Siding and Gutters. Approved 3 - 0
 - c) **Complaints and Compliance** –
 - **403 Gary Ct** – Violation #1 Exterior Maintenance Issues - Organic Growth. Deadline 20 May 2024.
 - **211 Amy Ct** – Violation #1 Shed being constructed. Email Correspondences.
 - **406 Gary Ct** – Rear yard recreation equipment, firewood, shed with no EIA, etc Situational Courtesy Awareness notice sent. Deadline 31 May 2024.
 - **503 Cindy Ct** – Post Sale Exception Reminder Letter with notice from 505 invasive ivy growing into yard. Situational Courtesy Awareness notice sent. Deadline 31 May 2024.
 - **105 Sue Ann Ct** – Violation #1 Condition of shed and exterior organic growth. Deadline 31 May 2024.
 - **217 Elizabeth Ct** –Send updated Violation Letter Oct 2022. **Stated all corrections with Chimney soon, and front yard in spring, requested \$1,500 violation fines be forgiven. HOA responded not for consideration until violations are corrected.**

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- **1942 E Beech Rd** – Owner will place grass (sod) in spring. Deadline 1 May 2023.
 - **1804 Lisa Gaye** – Removed Tree, Left Stump, Installed Sky Lights, And Painted Mailbox Post Black. Deadline 30 April 2024.
 - **HOA** reported to county potential overcrowding or use of basement as living space; 1911 & 1913 & 1917 E Beech, 501 Cindy Ct, and 1947 E Beech Rd.
7. **New Business** –
- Discussed with HOA Lawyer to review;
 - **Covenant And Rule Enforcement: Notice And Hearing Due Process Procedures – Approved by lawyer.**
 - Section A Common Ground
 - Follow-up meeting to be scheduled by county to discuss storm water management on Beech and Lisa aye common ground.
8. **Action Items** –
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** –