

Board Meeting
Section B Spring Grove Farm Homeowners Association

29 Jan 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 2023 Future Board Meetings** (1 minute) – TBD
5. **Financials Review** –
 - 2024 Assessments mailed.
6. **Architectural Compliance** –
 - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
 - 503 Cindy Ct – Over 30 issues corrected, sale completed 26 Jan 2024. Outstanding items listed in Pre-sale Compliance Report accepted by buyer.
 - b) **Applications for Changes to Exterior**
 - 110 Sue Ann CT – Install Shed. Rejected 3 – Due to not providing site plat to verify shed 5 feet set-back.
 - 110 Sue Ann CT – Install Fence. Rejected 3 – 0 Due to not providing site plat to verify fence alignment with property line.
 - 503 Cindy Ct – EIAs to correct pre-sale compliance issues. Approved 3- 0
 - 205 Laura Ann – R&R Partial Fence. Approved 3 – 0
 - 223 Elizabeth Ct – R&R Siding. Approved 3 - 0
 - c) **Complaints and Compliance** –
 - **1802 Lisa Gaye** – Installed Shed – No EIA and violation #3 sent 28 July 2023 of setback. **Lien Drafted, Notified County.**
 - **506 Cindy Ct** – Installed side garage door without EIA. Violation Letter sent requesting EIA, 2nd Letter sent 23 June 3rd Letter sent 23 July, \$300 fine each for garage door, installed sidewalk along garage and cut two mature trees with no EIAs. Notified county of possible overcrowding, illegal use of garage and illegal activities. New Violations – removed two trees in backyard, installed heat pump to garage, removed window installed French doors and steps, installed concrete patio. **Violation #3 sent response 1 October. Fines of \$2,700 have accumulated for backyard violations.**
 - **217 Elizabeth Ct** –Send updated Violation Letter Oct 2022. **Stated all corrections taken.** 6” – 8” against foundation erosion is still an issue. The Painted Garage Window still needs to be corrected. **Mailed and emailed. Final notice 15 Sept 2023, fines start 1 Oct 2023 total \$1,500 assessment to 2024 annual invoice.**
 - **406 Gary Ct** –Violation #1 shed, and seasonal water equipment not properly stored sent **28 July 2023.**
 - **1942 E Beech Rd** – Owner will place grass (sod) in spring. Deadline 1 May 2023.
7. **New Business** –
 - The HOA BOD Seasonal Guidelines on The Use of Holiday Decorations. Approved 3 – 0.
 - Discussion with HOA Lawyer to review Violation Template letters, Architectural Standards, and to verify SGFHOA does not have to follow The Virginia Property Owners Association Act.
 - Reviewed and renewed 2024 SGFHOA association’s liability insurance
8. **Action Items** –
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** –