

**Board Meeting**  
**Section B Spring Grove Farm Homeowners Association**

**21 October 2024**  
**Meeting Agenda**

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – September Meeting Minutes Review
4. **Review Schedule of 2024 Future Board Meetings** (1 minute) –18 Nov 2024, 16 Dec 2024
5. **Financials Review** –
  - 2024 Financials Review
    - 1802 (L148) Lisa Gaye Lien filed
    - 217 (L265) Elizabeth Ct owes \$1,535 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. HOA to send final notice via all means. **Sent information to lawyer.**
6. **Architectural**
  - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
    - **112 S Cameron St** – Approved 3 - 0
  - b) **Applications for Changes to Exterior**
    - **112 S. Cameron St** – Multiple Pre-sale EIAs Approved 3 – 0
    - **105 Sue Ann Ct** – Remodel deck and new back yard fence – Disapproved 3 – 0
    - **207 N. Laura Ann Dr** – R&R Roof – Approved 3 – 0
    - **209 N. Laura Ann Dr** – R&R Roof – Approved 3 – 0
    - **123 S. Cameron St** – Removed dead trees and restore back yard grass Approved 3 – 0
    - **1932 E Beech Rd** – R&R Roof – Approved 3 – 0
    - **106 Sue Ann Ct** - Install and replace fence – Pending
  - c) **Complaints** –
    - **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.
      - 1917 E Beech confirmed violation of the upper and basement levels of the home are rented separately to unrelated groups of people
      - 1947 E Beech to be in violation of basement used as rental
      - 506 Cindy – County is enforcing civil fines
      - 501 Cindy, 1911 E Beech and 1913 E Beech have been observed. County projects to have an update regarding the interiors in the coming week.
  - d) **Compliance** –
    - **1945 E Beech Rd** – Sent Violation #1 installation of basement egress windows - **Respond NLT 31 October 2024**
    - **403 Gary Ct** – Violation #1 Exterior Maintenance Issues - Organic Growth. **Need to send Violation #3.**
    - **217 Elizabeth Ct** –Send updated Violation Letter Oct 2024. **Stated all required corrections for; front yard, garage door (Paint on windows, Garage doors need to be cleared, new handles to be installed. HOA violation fines are to be paid. Respond NLT 31 October 2024.**
    - **1942 E Beech Rd** – Owner will place grass (sod) in spring. Deadline 1 May 2024.
    - **1804 Lisa Gaye** – Removed Tree, Left Stump, Installed Sky Lights, And Painted Mailbox Post Black. **Violation #2 - Respond NLT 31 October 2024**

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7. **New Business** –
  - Discuss with HOA Lawyer to review
    - Need to schedule follow-up meeting to be scheduled by county to discuss storm water management on Beech and Lisa aye common ground.
8. **Action Items** –
  - Check with Sandi on 115 Rector and 214 Elizabeth – **Confirmed no payment for 2024.**
  - Write letter to 213 Amy Ct about easement access and move fence. **Letter sent with notice to respond NLT 31 October 2024.**
  - What Virginia Code / Regulation is the SGFHOA under.
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** –