

**River Grove Homeowner's Association**

**Meeting Minutes**

**Date: April 7, 2004**

**Location: Scott Ervin's Residence**

*This document contains a summary of information discussed at above referenced meeting and does not imply information as verbatim.*

**Call to Order: 7:05 p.m.**

**1. Opening of Meeting/Roll Call/Pledge/Invocation**

Pledge & Invocation deferred – Directors Present: Karen Z., Dave E., Barbara M., Scott E., Maureen S. Absent: Ron M., Charlie R.

**2. Reading of Minutes of March 19, 2004 Meeting** deferred – all directors provided with copies of minutes via e-mail correspondence. Motion to accept minutes as written:

Karen/Second:Maureen/Vote:passed.

**3. New Business:**

**Secretary's update to Board:** Resident Needham (Lot2/BlockB/Phase1) still has not paid Annual Homeowner's Dues.

Only agenda item was to discuss violation procedures regarding the screening of mechanicals. An updated list of those residents still not in compliance as of April 6, 2004 was provided to the board by Scott. Board reviewed, the entire list at length, and the following will be implemented immediately:

Secretary to send out formal Notification of Grievance letters to those residents having not been previously notified of a violation. These letters will be modified to offer 30 days' notice from the date of the letter to screen mechanical equipment as described in the docs. If not in compliance by the 30th day, the resident will receive a formal Violation Letter, and the fine process will commence if necessary.

For those having received prior formal notification of need to screen their mechanical equipment, a Violation Letter will be sent out, and the fine process will again, commence where necessary. List of Violations on file with Secretary. Letters to go out by next week.

Notification of Grievance letters will go out via regular mail, and Violation Letters via Certified Mail.

Current CEC Volunteers provided by Dave:

Alan Tice (Lot 60/BlockA/Phase2) and Jerry Wolf (Lot 27/BlockA/Phase2)

Will ask additional residents if they are available if need arises to serve on CEC.

Confirmed Landscape Committee funds still exist (+/-) \$450 and are available without additional approval from the board. Barbara to obtain bids for mulching front entranceway and notify board if exceeds budget.

**Meeting Adjourned: 8:05 p.m.**