

Board Meeting
Section B Spring Grove Farm Homeowners Association

22 April 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) – 22 April, 20 May, TBD - 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.
6. **Architectural Compliance** –
 - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
 - b) **Applications for Changes to Exterior**
 - 1922 E Beech – Addition Approved 3 – 0
 - 200 Elizabeth Ct –R&R Front Yard Landscaping Approved 3 – 0
 - 1915 E Beech - R&R Rear Yard Landscaping Outline Approved 3 – 0
 - 202 Elizabeth CT – R&R Front Yard Landscaping Approved 3 – 0
 - 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.
 - 217 Elizabeth Ct – Remove Front Tree to Improve Landscaping R&R Siding, Restore Front Yard Soil And Grass. Awaiting Updated EIAs.
 - 110 Sue Ann Ct – New Shed In Backyard and Install Fence. Issues With Fence Request Of 6 Feet from Back To Front Corner Of Property. Limit to 40 inches.
 - 1923 E Beech Rd – R&R Siding and Downspouts. Requested Color Samples.
 - 403 Gary CT – R & R Fence
 - c) **Complaints and Compliance** –
 - **211 Amy Ct** – Violation #1 Sidewalk installed along driveway to back garage door. Deadline 30 April 2024
 - **406 Gary Ct** – Rear yard recreation equipment, firewood, shed with no EIA, etc 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.
 - **501 Cindy Ct** –Violation #1 ladders etc stored against shed. Due 30 April 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.**
 - **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.

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7. **New Business** –

- Discussed with HOA Lawyer to review;
 - Violation Template letters,
 - Architectural Standards,
 - Verify SGFHOA does not have to follow The Virginia Property Owners Association Act.
 - **COVENANT AND RULE ENFORCEMENT: NOTICE AND HEARING DUE PROCESS PROCEDURES**
 - 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** –