

# The Grove Lofts Owners' Association

## Approved Meeting Notes - June 11, 2007

**Those Present:** Tom White, Healdsburg Grove Development; Rico Ruthnick, Frank Howard Realtors; Carra Clampitt, Eugene Burger Management Corporation.

The meeting began at 1:30 pm.

### **TOPIC FOR DISCUSSION:**

**Flood Insurance** - As flood insurance is required and not anticipated in the preparation of the DRE approved budget, it was decided that the monthly assessment would increase \$50 per unit per month, effective immediately.

**Pets** - There will be no change to the governing documents regarding the number or size of pets. There was a reaffirmation of the existing wording in the documents Section 6.4 "... no more than two (2) domesticated birds, cats, dogs,..." It was further noted there is no weight limit in the documents. However, the documents specifically address nuisance pets or problems related to unruly pets.

**Reservation of Pool / BBQ Area** - There has been some question as to if it would be allowable to reserve the BBQ area for parties and if so what would be the reservation process. It was decided this would be discussed with the owners of the property at the first membership meeting, which is tentatively planned for August. No definite date has been set and once the date is confirmed, notices will be sent to all property owners.

**Owner / Tenant Information Form** - EBMC will send a sample information form for Tom to review and approve. The information is not mandatory but very helpful for The Grove Lofts to be aware of the residents in the homes - owner or tenant. The information is confidential to the Association only and is not distributed to anyone.

**Pool** - Keys to the pool area will be given to new owners at closing. The key will open the gate and the restrooms. The key will not open the equipment room. Rico will provide EBMC with 2 gate keys and 1 equipment room key.

EBMC will contact the County for issuance of the pool use permit. EBMC will contact a janitorial company for a proposal for twice a week cleaning - preferably Friday and Monday. Tom White will provide the trashcan for the pool area. The janitorial company will be asked to obtain trashcans for the restrooms, at Association cost.

**Landscaping** - The landscape installer JLP Landscaping will be contacted by EBMC asking that they provide a maintenance contract for the Association. Once the landscaping is installed for 30 days and the installation warranty has expired, the responsibility for landscaping will be assumed by the Association.

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**Deck Furniture and Usage** - The Developer will be formally amending the Covenants, Conditions and Restrictions to add Section 6.16 Decks. The Section will read as follows: Furniture on private decks is restricted to teak wood of natural wood color, and one umbrella to be of a solid neutral color approved by the appropriate HOA committee or Board of Directors. Deck area will not be used to hang or dry any material. Planters are to be natural colored terracotta or other material approved by the appropriate HOA committee or Board of Directors. Until the amendment is recorded the change will be acknowledged by purchasers during closing.

**Flood Insurance Deductible** - As the flood insurance is written on a per cluster / building basis, the deductible is also per cluster / building. Therefore, if there is a claim, the deductible will be the responsibility of those owners in each cluster or building affected. The HOA will assess the affected owners equally regardless how each individual home is affected. If, in the future when the project is fully constructed and the flood insurance can be obtained on a community wide basis with only one deductible, the matter will be reconsidered.

**Tax Returns** - When the IRS granted the tax identification number, it triggered the IRS to review submittal of tax returns. Even though the Association will not have any activity until this year, 2007, as the Articles of Incorporation were filed in 2006, a tax return was required to be filed in 2006. The return is mandatory even when there is no activity. EBMC will contact a CPA to complete the 2006 tax return on behalf of the Association.

There being no further business, the meeting ended at 3:00.

Notes prepared and submitted by:

Carra Clampitt, Vice President / District Manager  
Eugene Burger Management Corporation

Approved - Tom White, 06/18/07