

The Grove At The Farm - HOA Meeting Minutes - Wednesday, Aug. 27, 2025 @ 5:30 PM

Board of Directors:

Tom Fetter, President – Present
Chaz Lattimore, Vice President – Present
Jeff Kalb, Secretary/Treasurer – Present
Johnny McDaniel – Event Co-Ordinator - Present
Pharon Spatafore – Member At Large – Present

Bridge Property Management Group:

Taylor Clark, Property Manager – Present

1. The Homeowners Association Meeting for The Grove At The Farm (TGATF) was conducted on Wednesday, August 27, 2025, beginning at 5:30 PM in the circle on Lakeside Lane. Forty-six (46) residents were in attendance.
2. Tom Fetter introduced BOD.
3. Tom Fetter reviewed the projects completed since the first meeting:
 - a. Concrete walkway is completed between Lakeside Lane and Grove Park Drive. Old forming wood removed.
 - b. Large blackberry bush by the pond removed.
 - c. 2 of the 3 neighborhood signs installed.
 - d. Several common areas cleaned up by weed eaters, trimming, mowing, weeding, etc.
 - e. 3 new “No Trespassing” signs installed around the pond.
 - f. Cleveland Utilities cleaned up the northeast neighborhood entrance berm
 - g. Copy of first meeting Minutes distributed to every mailbox.
 - h. Every resident that has not registered with BPMG was personally contacted or had a notice placed on their front door.
 - i. Signs announcing the second HOA meeting date, time and location were placed in very visible areas around TGATF 10 days prior to the meeting.
 - j. Landscaping contractor hired to maintain common areas
 - k. Liability insurance purchased covering the BOD
4. Taylor Clark requested anyone who did not receive email for the second meeting to provide that to her. A sign-up sheet was passed around.
5. Jeff Kalb reviewed the HOA finances. Participation rate is 92%, 86 out of 94 residents have paid the HOA annual dues. To date, income is approximately \$20,000, expenses approximately \$10,000, and cash available approximately \$10,000.
6. Cory volunteered to represent The Commons area.
7. New issues or questions raised by residents:
 - a. Berm on north side of The Commons, numerous leaves – Homeowners are responsible for half the berm. Will investigate how to clean up the back side of the berm.
 - b. Back cul-de-sac of The Commons has a section needing pine straw. Will investigate idea to create an opening in the berm and create a walkway to create access to the pond.
 - c. Clarify property lines on east side of pond for mowing, 4872 Grove Park Drive, Lot 41.
 - d. Include budget update with the meeting minutes.

- e. Hole in drainage pipe of pond. Water has to be pretty high for water to overflow into hole. Will see if anything can be done about it.
 - f. Trees growing over walkway. Will have some of the branches trimmed back.
 - g. Large tree between The Commons and Haden's Court is leaning? Looked at tree from 4 sides. Tree is large but does not appear to be leaning to any one side.
 - h. CC&R is on the BPMG link and can be accessed by all residents. Encourage everyone to read them.
8. BPMG requests that all residents ensure they provide them with your current name, mailing address and email address.
- a. For concerns, questions, non-conformance issues contact Taylor Clark at taylor@bmpg.us.
 - b. For questions about HOA dues or the Annual Report, contact Amy Lawson at amy@bpmg.us. 2025 HOA dues of \$225 per lot/unit are due by June 1, 2025.
 - c. General web address for BPMG is WWW.BPMG.US. You can navigate the site to find info on our HOA, get a copy of the Restrictions, etc.

Thank you to all those who attended and participated in this meeting. BOD will follow up on open issues. Please keep in mind that our goal is to make TGATF a safe, friendly, pretty and desirable community within the City of Cleveland.

Respectfully submitted by:
Jeff Kalb
TGATF Secretary/Treasurer
September 13, 2025