

**South Grove Neighborhood Association  
April 13, 2023, BOD Meeting, Zoom 7PM**

**Present**

Mike Manning, President  
Robert McGinty, Vice President  
Troy Blackburn, Treasurer  
Patsy Smith, Mill House Properties  
Michelle Johnson, Mill House Properties

**Absent**

Michael Zimmerman, Secretary

**Meeting called to order at 7:05PM**

Quorum Established  
Agenda Approved  
No Open Comments

Patsy introduced Michelle Johnson from Mill House Properties as the new Director of HOA Operations at Mill House. Patsy will be retiring on June 1<sup>st</sup>.

**Board and Committee Reports**

**President**

Mike Manning had nothing new to report. Patsy will report on road updates during the manager's update.

**Treasurer**

Troy Blackburn reported the HOA has \$43,000.00 in assets; \$20,000.00 in checking, \$15,000.00 in reserves (capital improvements) and \$8,000.00 water reserves. The HOA insurance policy has been renewed.

**ARC**

No new approvals.

**Manager's Report**

The Town of Chapel Hill has the necessary revised paperwork to remove the requirement for sidewalks or walkways in the neighborhood. Fuller has received the necessary signature from the town on the plat and will present this to the DOT for the required approval, and then the roads will have corrections addressed and paving will follow. The DOT will oversee both repairs and paving, with the completion of both, the roads will be turned over to the state for all future maintenance.

**New Business**

Mike would like the ARC to select an approved palette for homeowners to follow when painting their home. Mill House will share what similar properties have in place for owners.

Mike recommended the board review the covenants and bylaws and if needed have an HOA attorney review and answer any questions the board may have. All board members are in favor and will review.

Robert asked Mill House to please be certain before paving is started that the cul de sac at the end of Shagbark Court is properly graded and reviewed for proper drainage. Patsy will share this concern with Fuller Development.

Patsy will follow up with Ruppert Landscape regarding a few landscape details that could be better.

**The meeting adjourned at 7:30PM.**

**Next BOD meeting is scheduled for Thursday, September 14, at 7PM.**