

**HERITAGE GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY HOA MEETING**

Thursday, May 2, 2019 7:00 P.M.

BOARD MEMBERS

Christina Aitchison	President
Gary Berg	Vice President
Nicole Napiltonia	Director

OTHERS PRESENT

Shawn Cabral	Compass Management Group, Inc.	
Greg Dilorinzo	Alpine Landscapes	
Naomi Chavez	114 Regent Drive	
Dennis Reker & Dana Marcus-Reker	104 Ayala Court	
Lydia Norcia	124 Regent Drive	
Robert Martines	118 Regent Drive	
Cesar Gonzalez	132 Regent Drive	
Charles Davis	129 Regent Drive	
Tom & Mary Priest	134 Regent Drive	
Matt Lewis	125 Regent Drive	
Kevin Dillon	131 Regent Drive	<i>(Conference Call)</i>
John Leckrone	130 Regent Drive	<i>(Conference Call)</i>
Karen Hayes	110 Regent Drive	<i>(Conference Call)</i>
Greg Herbert	112 Ayala Court	<i>(Conference Call)</i>

ITEM I – Call to Order – Opening Statement from Board of Directors

The meeting was called to order at 7:00 P.M. by Association Manager Shawn Cabral at Compass Management Group, 77 Las Colinas Lane, San Jose, CA. 95119.

Board member Gary Berg made an opening statement and thanked all homeowners for attending the meeting. Gary mentioned that the Board appreciates all the recent comments and concerns regarding the improvements and changes to the lower orchard area and the Board is doing their absolute best to ensure that Heritage Grove remains fiscally responsible as each homeowner wants a beautiful and desirable community.

ITEM II – Open Forum

The Board of Directors held Open Forum where homeowners had the opportunity to address the Board with any questions, comments or concerns. The items of discussion held during the Open forum portion of the meeting included: lower orchard enhancements, signed homeowner petition for the removal and replacement of trees in the lower orchard, improvement of overall communication between management, Board of Directors and homeowners, request for new landscape committee, request for new communications committee, compliments to the Board of Directors for volunteering their time as Board members, request for the possibility of a new management company and the discontinuation of the monthly newsletter.

ITEM III - Minutes

The Board of Directors reviewed the meeting minutes of February 7, 2019. *Action: After a brief Board discussion, Christina Aitchison moved to approve the meeting minutes of February 7, 2019 as presented by management, seconded by Nicole Napiltonia, approved unanimously by the Board of Directors.*

ITEM IV – Reports

- A. **President’s Report** – Christina Aitchison had nothing to report at this meeting.
- B. **Landscape Report** – Christina Aitchison commended Greg Dilorenzo and Alpine Landscapes for their hard work since becoming the approved landscape vendor the previous year.

ITEM V - Management Report

- A. **Financial Summary** – The Board of Directors reviewed the unaudited Financial Statements for the months and year-to-date ending March 31, 2019. Management informed the Board that the Association is \$1,876.45 under budget through the first three (3) months of the fiscal year. No action was required by the Board.
- B. **Delinquency Report** – The Board of Directors reviewed the Open Balance Aging and Delinquency Report ending March 31, 2019. Management informed the Board there are no delinquent homeowners as of this meeting. No action was required by the Board.
- C. **Contact & Work Order Reports** - The Board of Directors reviewed the Contact & Work Order Reports for the period ending April 26, 2019. No action was required by the Board.
- D. **2019 Quarterly Projects & Landscape Calendars** – The Board of Directors reviewed the 2019 quarterly projects and landscape calendars prepared by Alpine Landscapes. No action was required by the Board.

ITEM VI – Board Business

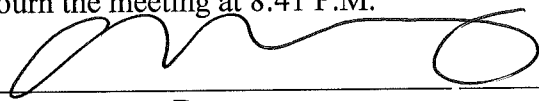
- A. **Discussion on Option of Creating a Landscape Committee** – The Board of Directors discussed the idea of creating a Landscape Committee. Board member Nicole Napiltonia mentioned she thinks it’s a great idea to have a Landscape Committee as the Board is eager for more homeowner participation within the community. *Action: After a thorough Board discussion, Gary Berg made a motion to approve to have management to send out a separate mailing with a detailed purpose and plan to all homeowners to submit their name to serve on the Landscape Committee, seconded by Christina Aitchison, approved unanimously by the Board of Directors.*
- B. **Discussion on Option of Creating a Capital Improvement Committee** – The Board of Directors briefly discussed the idea of creating a Capital Improvement Committee. *Action: The Board of Directors unanimously deferred this agenda item at this time and talked about creating a Communications Committee instead. Action: After a detailed Board discussion, Gary Berg made a motion to approve to have management to send out a separate mailing with a detailed purpose and plan to all homeowners to submit their name to serve on the Communications Committee, seconded by Christina Aitchison, approved unanimously by the Board of Directors.*

ITEM VII – Standard Items

- A. Next Meeting Date: Meeting on Thursday, August 1, 2019 @ Compass Management Group, Inc.
- B. Newsletter Items: None at this time. Discontinued at residents request.

ITEM VIII - Adjournment

Being no further business before the Board of Directors at this time, the Board unanimously approved a duly made and seconded motion to adjourn the meeting at 8:41 P.M.

Approved by the Board of Directors:  _____ 9/18/19
Board Member Date