

Groves at South Mountain

HOA Board Violation of Bylaws

My name is Louie Acosta and I've lived in the Groves at South Mountain since 2004, and have also been a member of its HOA Board on and off for many years.

Like you, I recently received the letter from Thrive Community Management regarding the 2023 budget and increase in our quarterly assessment amount. The letter also addressed a "Water Reduction Project" costing roughly \$70,000, which would be completed in phases. The amount included in the 2023 budget is \$21,000. This project is being referred to as a "Community Enhancement."

According to Article 6, Section 6.2 of the Groves Bylaws, the Board shall not approve any capital expenditure (as opposed to a maintenance expense) in excess of \$10,000 without the prior approval of two-thirds (2/3) of homeowners at a duly convened meeting of homeowners.

This "Water Reduction Project" is clearly a Capital Expenditure since it is even being referred to as a "Community Enhancement" and not a maintenance expense.

To validate my concern, I consulted with an HOA attorney and they validated that my understanding was correct. The current HOA Board did not have approval to move forward with this "Water Reduction Project" without the approval of two-thirds (2/3) of the Groves homeowners, and include funding of \$21,000 for it in the 2023 budget.

I hope you are as outraged as I am!

We must demand that the HOA Board call a special meeting of the homeowners so we can voice our concern and demand that they reverse their approval of including this "Water Reduction Project" as part of the 2023 budget since their approval violates Section 6.2 of the Groves Bylaws.

Please contact your current Groves HOA Board Members: Chris Ramin, Chad Ostrom, Bradley Holder, Jonathan Raml and Steve Londono, and Amy Taylor at Thrive Community Management via phone (602-358-0220) or email (ataylor@thrivewithus.us).

Demand that an in-person homeowners meeting be scheduled to address this pressing issue.

Thank you for your consideration!

Louie Acosta
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