

1- CALL TO ORDER

President Ernie Pelikan called the meeting to order at 7:02 PM at 5228 Grove Manor. Members present were: Ernie Pelikan, John Frame, Arlene Strack, Allan Anglis, Anita Korndoerfer, Charlene Walker. Margra Grillo was on the telephone. Sentry Management representative Deborah Christopher was also present.

2- MINUTES OF THE MAY 26, 2010 MEETING

The minutes of the May 26, 2010 meeting were corrected as follows: Spelling of Olson and DiCaro 3- A. line 1, add a **comma** after Rich; 4-C1- last line change **device** to **card**, 4-D- line 2 add , after **sheriff, by Mr. Pelikan**, 4-F-line 1 add **prior** between **the and removal**, line 2 add **The Grove had not approved the removal of any shrubs.** before the sentence beginning **One Source**. Mrs. Walker moved, Mrs. Korndoerfer seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

3- OLD BUSINESS

**A-Lawsuit**

1- Request for Production of Documents-5/13/2010

Mr. Rich's attorney denied the request for most of the documents our attorney asked for. Discussion followed.

2- Counter claim filed June 15, 2010

The Board received copies of the suit. A hearing is set for August. Discussion followed.

3- Legal fees

Mr. Pelikan noted we incurred \$7,900.00 in legal fees in 2009, and about \$10,800.00 this year. The depositions are included in the 2010 amount. Discussion followed. Approval, by consensus, was given to pay the April attorney's bill.

4- Attempt to Intervene

Larry DiCaro met with Mr. Rich He reported to Mr. Pelikan that Mr. Rich would like us to approve Harbor Hills' last offer (presented in April 2009), with a change of The Grove's percentage from 13.9% to 47%. Discussion followed.

**B-Irrigation issues**

1- Serious browning of the lawns in the common areas

2- Possibility of our own well

3-Latest sheriff's visit

Discussion was held regarding Harbor Hills cutting off of the water to irrigate the common areas. Mr.Frame was attempting to repair the water line when Harbor Hills called the Sheriff. After explaining the situation, Mr. Frame returned home. A committee to investigate alternatives to get water to our common areas will be Mr. Anglis, Mrs. Korndoerfer and Mrs.Walker. They will investigate possible solutions to watering, and different ways to procure water to save the sod and plants in the common areas including possibly digging a well.

4- Consider deferring One Source service to the berm

Discussion was held about decreasing the number of times One Source is cutting the berm. By consensus, it was decided to make no changes at this time

**C-Berm/Shrub replacement**

Discussion of the replacement of the shrubs along the berm that were removed without the Grove's approval. One Source said they did not remove them. By consensus, the replacement will be deferred until the watering issue is resolved.

- D- Guard Salaries- Authorized payment of invoiced amounts for January-April 9 at 13.9%. Ms. Christopher was requested to ask for detailed invoices for the Amounts billed for water and electricity.

4- NEW BUSINESS

**A-Sentry Report.**

- 1- Financials
- 2- Violations
- 3- Property transfers

Ms. Christopher reviewed the status of the financial reports, violations and new sales. Discussion followed. By consensus, Ms. Christopher will have Sentry send refund checks to the 3 residents that have overpaid their accounts and will write off balances under \$0.26. Sentry will be collecting the \$50.00 transfer fees previously agreed to. Discussion was held regarding distribution of entry touch keys.

**B-Max Wood email.**

After discussion, by consensus, it was decided not to attend a meeting in September for interested Harbor Hills residents while litigation is pending.

**C- Cybercitizens for Justice**

Mr. Pelikan will forward emails to us from this group regarding Harbor Hills

**D- Other**

- 1- There have been 2 Grove residents who have been scammed by contractors. Mr. Pelikan will include information about it in his newsletter.
- 2- Larry Bayless is distributing the updated Harbor Hills directory.
- 3- Discussion of renters and home sales was held.
- 4- Discussion of providing a temporary fix to watering the common areas was held. Mr. Pelikan moved, Mrs. Strack seconded, the Board authorize the committee spend up to \$500.00 to provide and maintain water to the common areas of the Grove side of Grove Heights Road for up to 2 months. The motion passed unanimously. **MOTION # 2**
- 5- Mrs. Strack noted there is an effort being made to again discuss the possibility of an amenity fee for all Harbor Hills homeowners. It was agreed she should attend the meetings and report back to the Board.
- 6- Mr. Frame noted there is an 800 foot electrical wire running along part of the Berm that needs to be buried. Discussion followed. He will follow up with One Source.
- 7- By consensus, Mr. Frame will arrange for the dead trees to be removed with the Cost not to exceed \$250.00. Trimming of the other trees will be deferred till later.
- 8- Discussion of distribution of entry cards to all residents was held.

**E- Next meeting**

The next meeting will be July 28, 2010 at 7:00 PM in Mrs. Strack's home.

5- Adjourn

The meeting was adjourned at 9:21 PM.

Marga Grillo, Secretary

Approved: July 28, 2010