

November 30, 2011 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

Mr. Frame called the meeting to order at 7:00 PM in Anita Korndoerfer's home. Members present were: John Frame, Margra Grillo, Charlene Walker, Allan Anglis, Ron Crima, and Anita Korndoerfer. Arlene Strack was not present as she had a prior commitment.

2- REVIEW AND APPROVAL OF MINUTES

After discussion, it was noted that the minutes of the September 14 and 28, and October 5, 2011 minutes had previously been approved by the Board. Minutes of the executive sessions for October 5, October 8, and the regular meeting of the October 8, 2011 meeting were reviewed. Typographical errors were corrected in the October 8 minutes. Mr. Frame moved, Ms. Korndoerfer seconded, the minutes of those meetings be approved. The motion passed unanimously.

MOTION # 1

Mr. Frame, Ms. Korndoerfer and Ms. Grillo attended a legal seminar in November. At that meeting they learned that the law now states that executive sessions may only be held if an attorney is present. The Board will be complying with this in the future.

3- OLD BUSINESS

a- UPDATE LEGAL

Mr. Frame distributed the correspondence from our attorney Robert Taylor regarding the agreement between Mr. Taylor and Philip Smith, attorney for Michael Rich, to approve the "Order on Joint Stipulation to Entrance of Defendant's Amended Answer and Affirmative Defenses to Amended Complaint". Discussion followed.

4- NEW BUSINESS

a- REVIEW AND APPROVE WEST GATE OPERATIONS POLICY

Discussion was held of the proposed policy to be put into effect when HH removes the guards from the West Gate entirely. Mr. Frame will incorporate the Board's suggestions and get the revised draft to the Board members.

b- REVIEW AND NOTIFICATION PROCEDURE TO HARBOR HILLS COMMUNITY

Discussion was held about the proposed notification of all Harbor Hills residents about access through the West Gate when it does not have guards. By consensus, the proposed policy was approved. **APPROVAL # 2**
Mr. Frame will consult attorney Robert Taylor to see if the proposed language and procedures will comply with appropriate requirements.

- c- REVIEW AND APPROVE SECURITY CAMERAS FOR WEST GATE
Mr. Frame has one bid for the cameras and is waiting for the second one. He reviewed the proposal for the location and workings of the cameras. Discussion followed. He will get answers to the Board's questions and will present the information and the bids at the next meeting.
- d- REVIEW MAINTENANCE ITEMS/PROCEDURES
Mr. Frame distributed an index of maintenance items. Mr. Korndoerfer installed a lock box for keys. Discussion followed. If Mr. Frame is unavailable, Mr. Korndoerfer and Mr. Strack will be back-up persons to be contacted.
Mr. Frame noted that as chair of the ARC committee, Ron Crima has discretionary use of the \$450.00 allocated in the budget. He can apportion it for the various ARC needs. However, he must get prior approval of the Board to increase that amount if proposed projects exceed the budgeted figure.

5- OTHER

- a- Ms. Grillo noted that the following Board member terms expire in 2012: Margra Grillo, Arlene Strack and Charlene Walker. Ms. Grillo stated she plans to run for re-election at the Annual Meeting.
- b- Anita Korndoerfer will contact the library for available meeting room dates for the annual meeting to be held during the second or third weekend in January 2012.
- c- Ms. Korndoerfer noted that Ken Korndoerfer cleaned and bleached the bank of mailboxes.
- d- Sentry Management representative, Deborah Christopher, distributed her management report by email as she had a conflict with another homeowners' meeting and could not attend this one.
- e- Mr. Frame noted Sentry Management is enforcing the delinquent dues regulations, up to and including liens on the property, if that is necessary. Reminders to homeowners regarding keeping their yard lights working are being sent, where necessary.

6- ADJOURNMENT

The meeting adjourned at 8:30 PM.

Margra L. Grillo, Secretary

Approved: December 21, 2011