

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:04 PM in Charlene Walker's home. Members present were: John Frame, Charlene Walker, Margra Grillo, Arlene Strack, Allan Anglis, Ron Crima and Anita Korndoerfer. Ernie Pelikan was also present.

2- REVIEW AND APPROVAL OF 4/04/2011 MINUTES

Discussion was held. The minutes were corrected to add "or lease" after sell in agenda item 4 A line 12. Ms. Walker moved, Mr. Frame seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

3- OLD BUSINESS

Status of well Digging for irrigation

Mr. Frame reviewed the bids we received from Mr. Fagan for drilling. It was \$8629.25. The bid from Dozier to lay the pipes and install the other necessary hardware was as follows: Going from the well to the existing zone is \$3900.00. Adding the other necessary zones, valve etc. for the berm area is an additional \$1950.00. Discussion followed. Mr. Frame stated the survey of the Grove's property has been done. The stakes are in place around the perimeter of our property. Discussion followed. Our attorney, Robert Taylor is having a title search done for the property of the Grove. Decisions were deferred until the results of the title search are received.

4- NEW BUSINESS

a- Status of 4/14/2011 Attorney Meeting

Mr. Pelikan reviewed the meeting he and Mr. Frame had with Robert Taylor. Discussion followed.

b- Review of Court hearing

Mr. Frame reviewed the April 18, 2011 hearing with Judge Semento of the Motion filed by Harbor Hill's attorney to dismiss our Counterclaim. Mr. Pelikan and Ms. Grillo also attended. Discussion followed. The judge is to render a decision within 10 days of the hearing.

c- Status of the Touch Key & Telephone Entry System

Mr. Frame noted the cost to replace the entry system that was disabled by lightning was \$1012.30. The cost to replace the Telephone Entry System was \$933.28. All of the numbers for both the Touch Key and Klik Cards had to be reinstalled manually. Mr. Frame and Mr. Anglis did the touch key portion and Mr. and Ms. Frame did the other half. Total time involved to do the updating was over 12 hours. Thanks were given to Mr. Frame for his work on the project.

d- Community Mischief

Mr. Frame noted some residents had notified him that their welcome mats had been stolen from their entryways. Discussion followed. The Lake County sheriff's office department was requested to patrol the streets during the evening hours for a couple of weeks.

e- Grove Heights Traffic

Discussion of the rate of speed of cars exiting Bella Vista was held. The speed limit signs state 15 mph. After discussion, Mr. Anglis moved, Ms. Walker seconded, we purchase a stop sign to be installed on Grove Heights Boulevard by the 2nd entry to Grove Manor, with the cost of approximately \$100.00. The motion passed unanimously. **MOTION # 2**

f- Street Lights

Seco contacted Mr. Frame about the number of streetlights we own. He referred them to Luanne Miller at HH. Mr. Frame requested Seco do an inventory of how many are HH's and how many are the Grove's.

g- Guard House painting

Paint was purchased for painting the interior of the guardhouse.

h- Other

1-ARC chair, Ron Crima noted Ms. Korndorfer is updating the applications residents have to use to submit for approval by the committee. He distributed the ARC committee minutes. They will be filed with these minutes.

2- Ms. Korndorfer noted that Pine Village resident Lenny Rosen passed away April 17, 2011.

3- Mr. Frame noted he had received a call from Robert Taylor just prior to this meeting with some proposals from HH regarding settlement of the suit. Discussion followed.

Mr. Frame will contact Mr. Taylor with the following stipulations:

- 1- Agreement from HH that the 1998 agreement is null and void.
- 2- The Grove requests the HH spread sheet that lists the items HH says we owe them. It will be compared to the invoices and payments that we have already made. The difference between the 13.9% we have paid and the 47% (that HH agreed is the % due from the Grove) will be paid for any legitimate, documented charges that we owe.
- 3- The management fee will be paid at \$307.00 per month from the platting of Bella Vista (October 2008) until the guard's service to the Grove was stopped (May 2010).
- 4- The Grove will allow all Grove, Pine Village, Bella Vista and HH residents access through the West Gate, as is provided for in the 1996 documents.
- 5- The Grove will assume sole control of and responsibility for the West Gate. The West Gate will be open during hours set by the Grove, with access after hours to be determined by the Grove.

4- Review First Quarter Financials

This item was deferred to a later meeting.

5- Adjournment

The meeting was adjourned at 9:15 PM.