

June 15, 2015 Grove Board meeting Minutes

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:10 PM at 5239 Grove Manor, Margra Grillo's home. Members present were John Frame, Marji Tousignant, Ernie Pelikan, Margra Grillo, Anita Korndoerfer, Josh Gussler. Denny Holden attended by telephone. There was no Sentry Management representative present.

2- APPROVAL OF MAY 16, 2015 MINUTES

After corrections were made, Ernie Pelikan moved, Anita Korndoerfer seconded, the minutes be approved. The motion passed unanimously. **MOTION #1**

3- GATE TELEPHONE ENTRY SYSTEM

Mr. Frame reviewed the recent situation with the gate entry system mechanism. It was noted that the equipment is old, has been struck by lightning and at times is not functioning well. Raising the antenna would be \$50.00 and may not help solve the problem. Lengthy discussion followed. Harbor Hills has obtained a bid from ACT to replace the reader. It was for \$6,125.00, with our share of 46% being \$2,894.68. To have a sunshield hood would be an additional \$400.00. Further discussion was held. Mr. Gussler moved, Mr. Pelikan seconded, that a second bid be obtained before any approval is given. Yes: Mr. Pelikan, Mr. Gussler, Mr. Holden. No: Ms. Tousignant, Ms. Korndoerfer, Ms. Grillo, Mr. Frame. The motion was defeated. Discussion continued. By consensus, because there are very few companies that can do this work, the Board agreed to investigate further the possibility of obtaining another bid to repair the unit.

4- MISCELLANEOUS

- a- Mr. Frame noted there are 3 homes in the Grove that have been sold: Salerno's, McGovern's and Gutierrez's. Renter Jim Johnson has moved out of the community.
- b- Mr. Frame has contacted our appellate attorney, Robyn Sever, about Judge Semento's March 12, 2015 decision. We will have a meeting with her in the next weeks to discuss the appeal.
- c- Mr. Pelikan distributed an update of our current cash flow position. He noted we are financially in very good shape. Discussion followed.
- d- Mr. Frame had distributed ValleyCrest, our new landscaper's 30 day plan of action for our common areas and the berm. Discussion followed.
- e- Mr. Frame noted that research shows that in 2004 Harbor Hills' quarterly fees were \$290.00 with reserves of \$189,000. In 2014, their fees were \$481.00 and reserves of \$541,138. Discussion followed.

5- ADJOURNMENT

The meeting was adjourned at 8:15 PM.