

2017 June 13 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:03PM. The meeting had been properly posted. Present were: John Frame, Marjie Tousignant, Dana Delzio, Margra Grillo, by telephone- Dennis Holden. Josh Gussler and Brad Waldrop were absent. Sentry Management representative Deborah Christopher was present.

2- APPROVE APRIL 18, 2017 MINUTES

John Frame moved, Margra Grillo seconded, the April 18, 2017 minutes be approved as presented. The motion was unanimously approved. **MOTION #1** Ms. Grillo noted that although the minutes state Committee chairs may spend monies that are in the approved budget, any/all contracts **must** be approved by the Board.

3- FINANCIAL REVIEW

- a- Ms. Christopher distributed and reviewed the financial reports. Two accounts are in arrears: #41 is current with HOA fees but the house is in foreclosure. #11 pays HOA fees. However, they have late fees and interest due. Due to extenuating circumstances, Mr. Frame moved, Ms. Delzio seconded, the Board write off late fees and interest for #11. Motion passed unanimously. **MOTION #2**
- b- Ms. Christopher noted she has sent letters and has followed up on several violations. She is working with Harbor Hills personnel to reconcile balances due. She noted HH is promptly paying their percentages of our West Gate bills and that Sentry Management will be taking over as the HH management company for them, replacing Greystone.
- c- Mr. Frame announced that the last 69 lots in BellaVista were finally platted. This reduces our percent of paying for West Gate expenses from 47.24 % to 35.19%. This will improve our cash flow. Discussion followed.

4- REVIEW AND APPROVE BRITEVIEW CONTRACT

Discussion of the BrightView contract for landscaping was held. There is no increase in the cost. After discussion, Ms. Grillo moved, Ms. Tousignant seconded, we approve the contract, however, Mr. Frame is to contact them to see if they would agree to a 2-year contract, with no increase in cost. If that is not acceptable, the one-year proposal is approved. The motion passed unanimously. **MOTION #3**

5- REVIEW MAJOR PROJECTS

Mr. Frame noted 40 bags of mulch were spread by himself and Mr. Holden at the front gate. Mr. Holden's hardscape committee was involved in redoing hardscape plants. However, the other common areas need to be taken care of. Our cash flow is excellent. The bid for mulching those areas was: BrightView-40 cubic yards @ \$40 per yard.

Prior to installation of the mulch, other bids were received from: Fairfield- 70 cu.yds. @\$52.95 per yard, Freeman 65 cu. yds. @\$49.17per yard, C &S 70 cu.yds. @\$45.00 per yard. Because of the wide ranges of the bids, Mr. Frame checked with BrightView and asked them to re-measure the area. They said the measurements are correct and added that if it is not enough, they will supplement the area with more mulch at their expense. After discussion, Mr. Frame moved, Ms. Tousignant seconded, we accept BrightView's bid. The motion passed unanimously. **MOTION #4** Mr. Frame will contact Delmar Brooks to remove the old orange trees. Six Viburnum will be planted to replace them. It was agreed the curb cleaning will be done later this year. Mr. Frame also distributed a list of projects that have been done since 2011, along with the cost of each. Discussion followed. The list is attached to the minutes.

6- MISCELLANEOUS

- a- Mr. Frame distributed the thank you note the Williams family sent to the Board in appreciation of the supplies we gave them to help their transition while the repairs on their house that burned are being completed.
- b- Discussion of homes that are for sale and rent was held.
- c- Ms. Delzio asked for the amount of money budgeted for the Block party committee. It is \$800.00. Mr. Frame reiterated we are in excellent financial condition.

7- ADJOURNMENT

The meeting was adjourned at 8:00 PM.

Margra Grillo, Secretary

Approved: August 29, 2017