

**July 11, 2018 Board Meeting Minutes  
The Grove at Harbor Hills HOA, Inc.**

1- CALL TO ORDER/QUORUM:

President John Frame called the meeting to order at 11:15 AM. Members present were J. Frame, D. Holden (via phone), D. Delzio, R. Durbin, L. Prater and D. Christopher of Sentry Management.

2- APPROVE MEETING MINUTES: June 26, 2018.

**Motion #1** was made by J. Frame, seconded by L. Prater to approve June 26, 2018 minutes. All approved; motion passed.

3- FINANCIAL UPDATE:

J. Frame discussed Lot 41 arrears, the balance sheet as of today (July 11); the Reserves balance is over \$120,000, but will propose keeping the contributions the same in 2019. Road replacement is \$100,000. A yearly quote is obtained from Paquette Paving.

4- REVIEW ARTICLE VI, SECTION 6.14 LEASING: **Motion # 2** was made by J. Frame seconded by L. Prater to accept the legal wording for the leasing amendment prepared by attorney Beth Patrie. Four in favor; 1 opposed (D. Holden). Motion passed.

5- MISCELLANEOUS:

- a. Gate curbing was repaired by Tom England despite this was not authorized or contracted by The Grove.

6- ADJOURNMENT:

**Motion #3** was made by D. Delzio, seconded by R. Durbin to adjourn the meeting. All approved; motion passed. The meeting was adjourned at 12:45 PM.

Submitted by:  
Deborah Christopher  
Sentry Management

**Approved: November 15, 2018**