

The Grove at Harbor Hills HOA Board Meeting Minutes
March 26, 2020, 7 P.M.
Teleconference

Lonnie Prater called the meeting to order at 7:09 p.m. Those board members who attended by teleconference: Dennis Holden, Ray Durbin, Dana Delzio, Ray Yarnell, Henry (Hank) Stennes, Marjorie Tousignant and Dennis Holden. Bonnie Gonzalez of Sentry Management was also on the teleconference. Shirle Mabie, Howard Wainer and Mark Harper was present at the start of the meeting.

Proof of notice was the posting at the gate 48 hours prior to the meeting.

Dana Delzio made a motion to approve the March 6, 2020 minutes as written, seconded by Dennis Holden, all in favor, motion passed.

Bonnie Gonzalez read her managers' report.

UNFINISHED BUSINESS:

A discussion took place regarding the Architectural Review Committee. Members are: Sherle Mabie, Howard Wainer, Mark Harper and Dennis Holden as liaison for the board. Bonnie explained that ARC meetings are required to be posted per law and minutes taken. It was suggested that a meeting be scheduled once a month at the same time each month.

The process will be that the ARC application will be completed and sent to Bonnie, she will email the application to the committee to be reviewed at each meeting. Once the application is approved, Bonnie will send the homeowner an approval/denial letter. Dennis Holden explained that there will be no Grove names on the paperwork, only Sentry Management.

Yellowstone has brought the property up to par. The board will continue to monitor their services. It was mentioned that the 100 feet of sod that was laid was not watered appropriately.

Transponder request process will remain as is. Ray Yarnell made a motion that all new homeowners get the **first** transponder free of charge seconded by Hank Stennes, all in favor, motion passed. A discussion regarding the process of the new homeowners receiving their first transponder, it was determined that when an estoppel is requested, a form will need to be filled out from the buyers which would give us the information to request the transponder. Dana will be responsible for holding onto a few transponders to hand out to new owners. There are currently eight (8) homes for sale so eight (8) transponders are needed.

The West Gate is working well. The Delineators were installed inside because there was no room to put all five in the back, the closing of the gate timer was also reduced.

NEW BUSINESS:

A brief discussion took place regarding the roles and responsibilities of new members, the roles are listed in the last minutes.

A discussion took place regarding a communication board, Hank Stennes made a motion to purchase a communication board in cedar, seconded by Dennis Holden, all in favor, motion passed. Locking the community board is tabled for further discussion.

A discussion took place regarding a credit card for the association. Bonnie Gonzalez agreed to start the process of ordering one.

Dana explained that she has created a Facebook page that members will need to be invited to be part of. This is for social, communication, community news. No politics or ugliness!

Hank Stennes explained that he confronted a neighbor as they were blowing leaves into the storm drains. Lonnie mentioned that a barrier/wire to be placed on the drains to stop the leaves from going into them. The streets also need to be cleaned. Tabled until fall.

Dana Delzio questioned if a person is purchasing a house with cash, how will these people obtain all the needed paperwork? Marjorie explained that the title company is required to obtain an estoppel. Bonnie advised that at the time an estoppel is requested, a form will be requested to be completed. Bonnie will have this form available for the Board to approve.

The next meeting date is to be determined.

There being no further business to discuss, Dana Delzio motioned to adjourn the meeting at 8:54 p.m. seconded by Hank Stennes, all in favor, meeting adjourned.

APPROVED