

The Grove at Harbor Hills HOA Board Meeting Minutes
May 27, 2020, 7 P.M.
Teleconference

Lonnie Prater called the meeting to order at 7:02 p.m. Those board members who attended by teleconference: Dennis Holden, Ray Durbin, Dana Delzio, Ray Yarnell, Henry (Hank) Stennes and Marjorie Tousignant. Bonnie Gonzalez of Sentry Management was also on the teleconference.

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

Dennis Holden made a motion to approve the March 26, 2020 minutes with a few corrections, seconded by Dana Delzio, all in favor, motion passed.

Dana Delzio reported on communication: She explained that going forward the forms will be standardized and email able, Dana Delzio will keep the forms and Marjorie Tousignant will be the secondary keeper of the raw documents. All forms will have the same format. Hank Stennes stated that all the ARC forms have been updated on the website.

Bonnie Gonzalez read her managers' report. Lonnie Prater stated that he received a call from Michael Rich (Harbor Hills) stating that he has nothing to do with the gate enhancements and he will not pay a portion.

Lonnie Prater requested to move forward with the Association Foreclosure on Lot 90 and to send the bank a letter requesting to clean up the property at 5503. Dana Delzio stated that 5503 Grove Manor is officially in short sale,

Dennis Holden discussed 5245 Grove Manor needing to clean up their yard as far as weeding and trimming. Dennis Holden also mentioned the backyard at 5543 Grove Manor as she continues to do whatever she wants to do without ARC approval. It was suggested to review the file to see if this should be in the attorney hands.

UNFINISHED BUSINESS:

A discussion took place regarding the community board and Dana Delzio agreed that she will take care of locking the board. The combination will be provided to the board of directors.

Lonnie Prater stated that since he has received the debit card, he has not activated it, the second debit card will be assigned in Hank Stennes name once the forms are completed and submitted.

A discussion took place regarding the form to be used when an Estoppel is requested so that buyers are aware that they need to own the property for one year before considering renting. Dana Delzio agreed to work on finalizing the form. **Tabled**

NEW BUSINESS:

A discussion took place regarding the ARC meeting held on May 18th. At this meeting it was noted that Hank Stennes officially replaced Denny Holden as the ARC liaison between the ARC and The Grove Board. The procedures for ARC requests were outlined and it was pointed out that it is not the responsibility of any ARC member to go through the community looking for violations and/or property modifications that have not been submitted to the ARC for review. This will be handled by the management company.

A discussion took place regarding the Yellowstone Contract coming due for renewal. Dennis Holden stated that he has been working on the irrigation where Yellowstone has not been working on for at least 2 months, the pump still runs every night of the week for the new sod that was replaced 2 months ago. The pipe that was broken a month ago has not been fixed, Dennis Holden fixed it today. Dennis Holden stated that he would like to go forward with finding a new landscape company. The contract runs out Sept. 31st with a 30 day notice so we have until the end of August to find a new company. A consensus of the board was taken to move forward with obtaining new bids. **Tabled** for additional bids.

A discussion took place regarding Anita Korndoerfer's wages as they have recently been cut. Dana Delzio agreed to look into the fees, Anita Korndoerfer charges and the services we pay/she pays for, to determine if any changes can be made. **Tabled** for further review

Marjorie Tousignant reported that there are three people who have not responded regarding the forms related to the gate, at this point because they have not replied, their information will not be included into the gate. Hank Stennes explained that the guards are letting people through the gates because they see them every day which is not appropriate. Lonnie Prater agreed to speak with Ron Ledford, head of Harbor Hills Security. **Tabled**

Dennis Holden mentioned that security did not let a guest in the gate for not having a US driver's license, it was suggested to talk to Ron Ledford, head of Harbor Hills Security about it.

The next meeting date is to be determined.

There being no further business to discuss, Dana Delzio motioned to adjourn the meeting at 8:28 p.m. seconded by Marjorie Tousignant, all in favor, meeting adjourned.

APPROVED