

The Grove at Harbor Hills Board Meeting Minutes
August 16, 2022

Notice of meeting was posted 48 hours prior to the meeting at the entrance and exit to The Grove at the West Gate guardhouse as noted by the secretary.

Board members in attendance in person: Lonnie Prater, Dana Delzio, Marjorie Tousignant, Dennis Holden, Ray Yarnell, Ray Durbin, and Robert Chimento.

Present via Zoom: Sentry Management representative Michelle Pogue and ARC chairperson Mike Meyer.

Motion #1: Approval of July 12, 2022 meeting minutes. Ray Yarnell made a motion we approve, Robert Chimento seconded. All in favor, motion passed.

Committee Reports - Architectural Review Committee: Mike Meyer stated there are at this date no outstanding applications and all requests that had been submitted in this quarter have been approved.

Manager's report: Michelle Pogue Sentry Management reviewed the financial summary for July of 2022 and reviewed the cash in the bank for operating costs and cash in reserves and our total assets. HOA payment accounts in arrears were discussed. Michelle will look into the outstanding balance for Harbor Hills account.

Sentry Management also reported on the status of the violation notices sent out last month and this month. From the notices sent out there was a 25% response and Michelle was also given an update on the status of a few of the properties that were sent notices. Michelle will be doing another drive through The Grove on August 18th.

Old Business: The work on the trip hazards along the sidewalks was completed ahead of date on August 5th. Mike Meyer oversaw the work and reported that Precision Sidewalks did a great job and now all areas of concern were ground level to the adjacent section of sidewalk.

New Business: Scheduling a pre annual budget meeting was discussed. Michelle will create a pre-budget spread sheet. This will be reviewed and discussed during the next scheduled board meeting. Dennis Holden would like to get an estimate for the repaving of the roads in The Grove prior to the final budget being approved.

Miscellaneous: Down to Earth which is the landscaping company employed by Harbor Hills appears to be encroaching on the common areas that belong to The Grove and noted were some dead areas of grass near the exit gate of the guardhouse. Michelle will make a note, take photos, and contact Harbor Hills and be sure that their landscapers are aware of the boundaries. Down to Earth has been planting flowers in the landscape in front of the guardhouse and Harbor Hills needs to meet with their landscaping people to clarify where they should and should not be maintaining.

Next board meetings: September 20th and October 18th. The 2023 budget meeting will be included.

With no further business to discuss, Ray Yarnell made a motion we adjourn, Dana Delzio seconded, all in favor.