

**The Grove at Harbor Hills Board Meeting Minutes**  
**September 20, 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, Ray Durbin, Robert Chimento and Marjie Tousignant. Committee member in attendance: Mike Meyer

Present via teleconference board member: Dennis Holden and Dana Delzio and Michelle Pogue of Sentry Management virtually.

Meeting was called to order 7:20 P.M.

**Motion #1:** Approval of the August 18, 2022 meeting minutes. Ray Durbin made a motion we approve, Robert Chimento seconded. All in favor, motion passed.

Committee Reports: ARC chairperson Mike Meyer reported there were three applications, all three approved and one request made of a homeowner who then complied and submitted a form.

Manager's Report: Michelle Pogue Sentry Management reviewed the financial summary for August and the cash we have in the bank and total in reserves. The Grove remains financially sound. HOA payments in arrears were discussed. For homeowners that are behind in payment they have been given notice via mail from Sentry accounting division and for the large outstanding balance in the Harbor Hills account Michelle will research the correct billing process to obtain back payments on the empty lot on Sunbeam Way.

Old Business: Damaged sod has been replaced along the berm at the exit side of the West Gate guardhouse by Affordable Landscaping. It was discovered that Josh had sub-contracted Down To Earth Landscaping to spray pesticides along the berm in Grove Heights on the east side as he does not have a license for the use of certain pesticides.

Curbing repair was brought up again for discussion. Michelle Pogue has contacted a company who can do the repair work for the curbing that ends at the base of driveways and other areas of damage. The company is to return her call with a date to come out to The Grove and give an estimate for the work.

Lonnie Prater has contacted Mr. Paquette of Asphalt Paving Company to come out on Thursday to give an estimate regarding the cost of road resurfacing and to evaluate the condition of the roads.

New Business:

**Motion #2:** Hiring someone to clean the guardhouse at the West Gate quarterly. The estimate cost will be \$150.00 - \$165.00 per cleaning. Ray Durbin made a motion to approve, Dennis Holden seconded. All in favor, motion passed.

**Motion #3 Tabled:** It was proposed for our agenda at this meeting we bring up for discussion a possible raising of HOA dues to keep up with cost and inflation. Dennis Holden stated that the board can only raise HOA dues by 5%. Anything above that would need to be voted on by the homeowners. Until we get an estimate for any road resurfacing to be done in The Grove and an evaluation of the current condition of the roads, Ray Durbin made a motion we table discussion until we have approved the final budget for 2023. Dennis Holden seconded, all in favor.

Review of the proposed budget for 2023. Michelle Pogue has provided the figures for the proposed budget items. So far the only increases for budget items are the Sentry management fee, contracted lawn service and miscellaneous repairs. In order to increase the efficiency of billing for maintenance work, more line items will be added to the budget under this category. Michelle will contact Josh of Affordable Landscaping to give some costs for upcoming proposed projects and general maintenance.

Lonnie Prater stressed the need to get our renewal to operate as a Homeowners Association. Dennis Holden will call the attorney who was involved in the last time this document was renewed.

Michelle informed us that our renewal for insurance remains the same in the budget and has not increased for 2023. Would like us to have the budget finalized by September the 27<sup>th</sup>.

An item for discussion was brought up at this meeting: is there stipulation for shrub height along a hedge that is on the property backing up to a neighboring home. It was determined that there are not any guidelines that exist in our documents and it is something that can be discussed between the homeowners.

The next meeting is scheduled for October 18, 2022

With no further business to discuss, Ray Durbin motioned we adjourn the meeting.  
Meeting adjourned at 8:22 P.M.