

The Grove at Harbor Hills Board Meeting Minutes
November 15, 2022

Notice of meeting was posted 48 hours in advance of the meeting at the exit and entrance to the West Gate as noted by the secretary.

Board members in attendance: Lonnie Prater, Dana Delzio, Dennis Holden, Marjorie Tousignant, Ray Durbin, Robert Chimento and Ray Yarnell. Michelle Pogue of Sentry Management was present via internet conference.

Meeting was called to order at 7:00 P.M.

Motion #1: Approval of October 18, 2022 meeting minutes. Dennis Holden made a motion we approve, Dana Delzio seconded. All in favor, motion passed.

Motion #2: Approval of the Grove Homeowners Association 2023 annual budget. Ray Yarnell made a motion we pass the budget as presented and Ray Durbin seconded. All in favor, motion passed.

Manager's Report: The Grove's reserves and operating budget remains steady. Michelle Pogue is still to look into some items on the accounts receivable with Harbor Hills being the outstanding monies due for the empty lot in The Grove they still maintain ownership of.

Lonnie Prater would like to set up a discussion for a 5-year plan in anticipation of the streets in The Grove to need resurfacing. This will be working with Sentry Management to determine what increases need to be made to the operating budget so that sufficient funds are there when the projected road resurfacing would need to be done possibly in 2027.

Dana Delzio brought up a discussion to review the rules for holding garage or estate sales in The Grove. The Grove rules and regulations VII states: Yard, Garage and Estate sales are not permitted in The Grove. After some discussion and input from board members, it was determined that any departure from these rules would have to be at the sole discretion of the board and that any changes in the Rules and Regulations would have to be by a member vote of The Grove homeowners.

Ray Durbin has once again spoken to Josh of Affordable landscaping regarding the height of the viburnums along Grove Heights. Ray has instructed them once again to cut them and maintain them at the 8 foot height. Ray was told due to weather related issues the trimming had not been completed as specified.

Lonnie Prater would like the board to meet for an organizational meeting to prepare for the annual members meeting. This has been scheduled for January 12, 2023, the next meeting of the board members. There will be no board meeting in December.

Having no further business to discuss, the meeting was adjourned at 7:43 P.M.