

The Grove at Harbor Hills Emergency Board Meeting
April 26, 2023

Meeting was called to order at 10:00 AM. Board members in attendance were Lonnie Prater, Dennis Holden, Marjie Tousignant, Ray Durbin and Ray Yarnell.

Purpose for the meeting was to approve the cost of tree trimming along the berm and West Gate that needed to be done to comply with the standards of the county. Whereas this expense was going to surpass the proposed budget for the tree trimming, a vote was needed to approve the additional \$1,350.00 over budget. The budget for the project was \$1,200.00 with the total of the tree trimming coming to \$2,550.00.

Motion #1: Approval of additional funding for the project.

Ray Durbin motioned we approve, and Dennis Holden seconded. All in favor, motion passed.

Having no other business to discuss, the meeting was adjourned at 10:20 A.M.

The Grove at Harbor Hills Board Meeting Minutes
June 22, 2023

Notice of meeting was established by the secretary that notice of meeting was posted 48 hours prior to at the West Gate. A quorum was established. Meeting was called to order at 4:05 PM.

Board members in attendance were Lonnie Prater, Dana Delzio, Marjie Tousignant, Ray Durbin and Ray Yarnell. In attendance via video conference were Dennis Holden, Mike Meyer and Michelle Pogue.

Motion #1: Approval of April 20, 2023 board meeting minutes. Mike Meyer motioned we approve, Dana Delzio seconded. All in favor, motion passed.

ARC Committee Report: the ARC liaison, Mike Meyer reported that as of 2023, 11 requests have been received and 11 approved. There is one recently received request that is pending approval.

Manager's Report: Michelle Pogue reviewed our operating expenses, reserves and the summary of The Grove financial status. The lot dues that are in arrears were discussed. Michelle has been working with Harbor Hills regarding their vacant lot here in The Grove and tracking the progress of any homeowners in arrears. Michelle will also send an invoice to Harbor Hills for a percentage of the expense of the tree trimming at the West Gate.

There was an emergency tree removal on the Grove easement of a dead oak tree that was a hazard to a nearby home so Wise Tree Services was engaged to remove the tree and invoice was paid. This emergency expense was taken out of reserve account.

There still remains 2 dead pine trees and one oak tree on Grove easement that need to be removed. One bid has been obtained by Wise Tree Services. Michelle Pogue will look into getting two more bids: one from Clear Cut and will obtain the contact information for a third tree service and relay that information to the board.

A discussion of guidelines for the ARC to use in the event that requests for fencing should be submitted was presented. It is already established that a resident may install an invisible fence for pets without approval. Privacy fences are not allowed. Any other requests that are presented to the ARC for fencing must be presented to the board of directors.

Ray Yarnell has requested we hold off on the expense of the visitor sign that was suggested we place on the visitor side of the gate that would match the sign that is on the resident's side of the gate. An agreement to delay the project was agreed upon.

Verification was requested that the submission of the MRTA has been processed and registered by the county. Michelle is to establish this and is to send Dennis Holden a copy of the confirmation.

The next board meeting has been scheduled for July 27th.

With no further business to discuss, Dana Delzio motioned we adjourn the meeting. Ray Durbin seconded. All in favor, meeting adjourned.