

**The Grove at Harbor Hills Board Meeting Minutes**  
**October 26, 2023**

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

Board members in attendance: Lonnie Prater, Dana Delzio, Marjie Tousignant, Ray Durbin, Ray Yarnell, and Mike Meyer. Dennis Holden was present via phone conference and Michelle Pogue of Sentry Management was present via internet conference. Meeting was called to order at 4:02 PM

**Motion #1:** Approval of October 5, 2023 meeting minutes. Dana Delzio made a motion we approve, Mike Meyer seconded, all in favor. Motion passed.

**Committee Reports:** ARC chairperson Mike Meyer noted as of the 3<sup>rd</sup> quarter there were 7 applications and 7 approved. For the 4<sup>th</sup> quarter there have been 2 applications and 2 have been approved. These included landscape modifications, tree removal, and painting.

**Management Report** Michelle Pogue reviewed the current operating expenses and money in reserves. Michelle also gave a report of accounts that are in arrears and has been working with Harbor Hills in getting invoicing and payments current and reported that she is being successful in recovering monies owed to The Grove HOA. A report of current violation notices that have been sent that were observed during an October 19<sup>th</sup> drive through the community.

**Motion #2 Review of the proposed 2024 budget:** Dennis Holden made a motion we pass the 2024 proposed budget, all were in favor and motion passed.

Michelle Pogue provided to the board the reserve account totals from 2018 to 2023. It has been determined and proposed based on these figures during the annual meeting we should take a vote at the annual meeting to increase dues for the third quarter of 2024 to 15% in order to build the reserves for future expenses.

**Old Business:**

Damage to the West Gate by a motorist is still in the process of getting repaired. Harbor Hills has received from The Grove the estimate for gate repair and has requested a copy of the police report and video taken at the time of the damage. The board will be awaiting the outcome of Harbor Hills attempts to settle the expense with the motorist.

**Miscellaneous:**

The board discussed how best to handle any home that would be for sale in The Grove that was found to be out of compliance with ARC guidelines with no documentation that an application for approval was ever obtained. The ARC and The Grove board can request the home be brought into compliance prior to closing of the sale.

Lonnie Prater made a formal announcement to the board that as of this date, he has formally resigned as president of The Grove HOA and has submitted a notice in writing to Sentry Management and the Board of Directors. Dennis Holden has been appointed to finish out Lonnie's term of office which expires in February of 2024. The board has by consensus agreed for Dennis Holden to hold the position of interim president. The Prater's will be selling their home and moving to be near family.

The next meeting will be held November 9<sup>th</sup> to approve the final budget. The December board meeting has been scheduled for December 7<sup>th</sup>.

**Motion #3:** With no further business to discuss, Marjie Tousignant made a motion we adjourn at 4:46 PM. All in favor.

Approved