

The Grove at Harbor Hills Board Meeting Minutes
July 27, 2023

Proof of notice of the 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 4:07 P.M.

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

Motion #1: Approval of April 26th and June 22nd meeting minutes. Dana Delzio made a motion we approve, Ray Yarnell seconded. All in favor, motion passed.

ARC Committee Report: Mike Meyer reported there were 2 applications with approval in June and 2 in the month of July. There is one pending approval which Mike brought up for discussion with the board prior to moving forward.

Management Report: Michelle Pogue gave a report on current operating funds, reserves and collections. Michelle has been in contact with Harbor Hills in regards to providing invoices submitted for past dues in arrears. Michelle continues into looking for past invoicing collecting monies owed The Grove HOA. Further measures will be taken if there is no resolution to the issue in getting invoices up-to-date.

Old Business: The dead trees mentioned at the last meeting in regards to getting bids for tree removal since that time it was determined by using a survey map that those trees are not on Grove property and the project has been dismissed.

Michelle Pogue confirmed that Dennis Holden has received the confirmation that the funds were received by the attorney processing the MRTA.

Michelle is also to look into billing Harbor Hills for their share of the tree trimming of the oak trees along the West Gate.

New Business: On June 30th the air conditioning/heating unit installed by Munn's was reported by security guard as not working. After investigation it was determined that the unit had stopped functioning and no attempt to rectify the problem was successful. An emergency purchase of a new air conditioning/heating unit for \$908.43 was purchased and installed.

Motion #2: Ratification for the purchase and installation of the unit took place at the meeting with Ray Durbin making a motion for approval and Ray Yarnell seconded. All in favor, motion passed.

Brought up for consideration is the faded stop sign at the intersection of Sunbeam Way and Grove Manor. Dana Delzio will look into obtaining a new stop sign. Ray Durbin suggested we also get a smaller stop sign for the main gate.

A brief discussion on The Grove policy for allowing Realtors to enter The Grove with the showing of their identification without prior notification of their coming to show a home or visit a home they are listing or have listed. Lonnie will remind Ron of Weiser Security of our policy.

A review of the policy for conducting board meetings took place as to the legal guidelines in that homeowners who are not current board members may attend long enough to discuss any agenda items or personal concerns. The rules for conducting board meetings are: only the board members are to be present when discussing executive matters and any visitors are dismissed at that time.

The next board meeting is scheduled for August 31. At that time we will have a pre-budget meeting as well as our regular board meeting.

Having no further business to discuss, Marjie Tousignant made a motion we adjourn and Dana Delzio seconded. All in favor, meeting concluded at 4:54 P.M.

Approved