

The Grove at Harbor Hills Board Meeting Minutes October 5, 2023

Proof of notice was established by the secretary. A quorum was noted with the following board members in attendance: Lonnie Prater, Dana Delzio, Dennis Holden, Ray Durbin, Ray Yarnell and Marjie Tousignant. Michelle Pogue of Sentry Management was present via teleconference.

It was noted that the meeting previously scheduled for September 28th did not take place due to a change in board members availability and was moved to the above date.

Motion #1: Approval of August 31st meeting minutes. Dana Delzio made a motion we approve, Dennis Holden seconded. All in favor, motion passed.

Report of committees: The ARC liaison, Mike Meyer, was not able to be present to give a report.

Manager's report: Michelle Pogue reported on the current financial status and noted that things are moving forward and proceeding with getting monies owed us for the vacant lot still owned by Harbor Hills. Michelle was then directed to look into beginning the process in order to place a lien on two developed lots that are in arrears so that The Grove can collect back dues.

Motion #2: Approve renewal of insurance liability for The Grove's policy with Sihle Insurance Group in the amount of \$1,225.49. Denny Holden made a motion we approve, Marjie Tousignant seconded. All in favor, motion passed.

A discussion began regarding the damage to the gate that took place on September 24th when a vehicle struck the right side of the exit gate. A police report was filed and video of the vehicle striking the gate was obtained. An estimate to repair the damage was obtained from Guardian Access Solutions who came out to observe the damage. Currently Sentry Management is working with insurance liability in regards to the owner of the vehicle. Nothing has been resolved to date and no repairs have been initiated.

The pre-budget meeting began with Michelle Pogue going line by line the proposed budget for 2024. Some of the discussion included increasing what we charge for empty lot maintenance of which we pay to maintain as a service to the owner to which we then bill the owner. Also changing the budget from Social Committee to Lifestyle Committee was agreed upon and looking to see how we can reduce expenses and increase the reserves. It was requested Michelle provide the board with the total amount of money that has been placed in reserves over the past 5 years to present at our next budget meeting which is scheduled for October 26th.

Motion #3: With no further business to discuss, Ray Durbin made a motion we adjourn and Ray Yarnell seconded. All in favor, meeting was adjourned at 5:11 PM