

The Grove at Harbor Hills Board Meeting Minutes
May 16, 2024

Proof of notice was posted 48 hours in advance of the meeting at the entrance and exit to the West Gate and the community bulletin board as noted by the secretary.

Board members in attendance: Robert Chimento, Dennis Holden, JoAnn Portell, Marjorie Tousignant and Ray Yarnell. Jason Sackmann of Sentry Management was also in attendance.

Note: The meeting needed to be postponed from the initial date of May 14th to the 16th.

Meeting called to order at 4:00 P.M.

Motion #1: Approval of April 14th meeting minutes. Ray Yarnell made a motion we approve, Dennis Holden seconded. All in favor, motion passed.

No homeowners were present at the onset of the meeting. No representative from the ARC was in attendance at this meeting, so no report was given.

Management report: Jason Sackman had notified the board via email that the received communication from the Click2Enter for emergency vehicles which is a special order item should be received by today and will be installed as soon as possible by the vendor. Also noted was CenturyLink to be out to check the phone lines at the West Gate so that Guardian can access the call box to enter and remove homeowners. Guardian will fill any requests sent to them as soon as the phone line has been fixed.

Financial summary: The Grove continues to operate within budget. Collections in arrears are \$2,523.01 and Jason is working to communicate with Harbor Hills and homeowners who are late in quarterly payments.

Review of violations notices: Jason now does the drive-thru of the community on the same week we have the monthly board meeting so all violations can be reviewed by the board prior to letters being sent. This resulted in removing a few off the list at this time as the board reviewed.

Jason pointed out that our CD is up for renewal and a decision needs to be made as to reinvesting.

Motion #2: Approval of \$700.00 invoice from Guardian Access for annual basic programming which includes completing requests to add and remove residents from the West Gate directory call box, performing in-house backups of system data, generating reports and troubleshooting. (Note that this does not include service calls, maintaining gate equipment or programming on-site which The Board currently maintains the gate equipment.) Ray Yarnell made a motion that we approve the \$700.00 basic programming fee, JoAnn Portell seconded. All in favor, motion passed.

There was a review of current board members and their positions on the board. Information is available for residents to see on The Grove website at thegrovehh.org.

Adam Rich of Harbor Hills contacted Dana Delzio and asked if we would “partner with them” and share our email list of residents with The Country Club at Harbor Hills. The board members in attendance agreed we would not give out Grove homeowner personal information in order to receive communication

from the Harbor Hills Country club citing not only our no solicitation policy, but protect the privacy of our homeowners.

Any Grove resident who is a member of the club should already receive notices. Dana, who was not able to be present at the meeting, communicated that in keeping things cordial she would request of Adam Rich that The Club send her any flyers and the board would then decide what was appropriate to send to the Grove homeowners.

Motion #3: Approve payment of \$2,500 for the pressure washing services of the curbs throughout The Grove. Ray Yarnell motioned that we approve, Robert Chimento seconded. All in favor, motion passed.

Miscellaneous Topic Presented:

Landscaping and maintenance of common areas is based on the budget after getting estimates from other vendors and at present we save around \$20,000 per year with the landscape business we currently use.

It was pointed out that 5 of the stop signs in The Grove need to be replaced. Dennis Holden will look into getting those purchased.

The air conditioning unit that was installed some 5 years ago at the guardhouse by Munn's Heating and Air had not been functioning so previously a window unit had been purchased and is what currently is used for climate control at the guardhouse. Munn's will be contacted to see if the unit they installed can be repaired. If so the window unit will be removed and stored, if not, the wall unit will need to be removed and repairs made after removal of the unit.

It was noted that of the nine street lights along Grove Heights that 5 bulbs had burned out. SECO came and replaced the bulbs and also replaced any broken globes.

Lake County Waste Management requires 13.5 ft of clearance from trees that overhang the street. We have had that done in the past and it was noted we have a few trees that need to be trimmed back to comply with the County. Dennis Holden will get estimates for the cost of the tree trimming.

The next board meeting is scheduled for June 18th.

With no further business to discuss, Marjie Tousignant made a motion we adjourn, Ray Yarnell seconded. All in favor, meeting adjourned at 5:50 P.M.