

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

Proof of notice 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: Dana Delzio, Robert Chimento, Dennis Holden, Ellery Hathorn, JoAnn Portel, Marjie Tousignant and Ray Yarnell. Jason Sackmann of Sentry Management, who is our HOA new representative, was in attendance also. Mike Meyer was in attendance as the Chairman of the ARC.

Meeting called to order at 3:58 PM

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

The Financial Report was given by Jason Sackmann for February of 2024 citing the total assets, liabilities, total income and total expenses. As of the end of February the Association is under budget in expenses. A request was made that any quarterly past due association member accounts were looked into as the board had previously voted to waive any late fees due to the coupon books being mailed out late.

Mike Meyer gave a report for the ARC noting that 10 applications had been received between April and this current date in March and 10 have been approved. Any work noticed being done without prior approval had been noted and the owner contacted.

Unfinished Business:

A review of current violations were noted to bring Jason up to date. The list of previous violation notices that had been sent out was reviewed by the board and any updates were noted by Sentry as to observation of any violations that had been addressed already. After the first violation notice where the homeowner does not respond, the second notice should be a courtesy reminder, the third notice should be sent with signature requested and a note that not responding at that point will lead to a letter from our attorney.

Regarding responsibilities of homeowners in maintenance of the exterior of their home and property was discussed which includes cleaning the sidewalks that are along their property, cleaning debris off of roofs and gutters and taking care of roof stains will be in an email blast that Sentry will send out. While pressure washing a shingled roof is never advised, it was noted that there is a product that can be sprayed on in which over time will fade and mold and stains.

New Business: Review of the March 7th ARC Board Meeting Minutes

The board reviewed the minutes taken at the meeting which is available for homeowners to read on The Grove Website at thegrovehh.org.

Reviewed were certain items that ARC board members had requested approval. Implementing a fining committee for violations not addressed was not considered as it was felt not necessary at this time as we

continue to get in general a good response from homeowners. What was agreed to was the beautification along the golf cart path with some potted flowers.

Sentry is to send a helpful fact sheet of exterior dos and don'ts as a guideline to homeowners.

Motion #2: The Click to Enter proposal for emergency vehicles and fire personnel was presented to the board for approval. This will furnish and install one (1) wireless receiver, program receiver with local fire department and warranty all parts and labor for a full twelve (12) months. After obtaining two estimates, the board approved Automated Building Control at \$1,280.00. Dennis Holden made a motion we approve, Ray Yarnell seconded. All in favor, motion passed. The cost share of 60% will be presented to Harbor Hills.

Guardian Access had sent The Grove a Preventative Maintenance Agreement where they would perform preventative maintenance for an annual cost regarding the 4 swing gates and provide The Grove with any recommended repair or replacement parts for approval at a possible additional cost. Because The Grove has been taking care of any repairs and replacement parts and doing the labor ourselves, it was agreed by the board we do not need to incur such an expense.

The entry system for the gate code system, which is \$24.95 per month for the IM server, meets with the approval of the board as this is necessary to continue to allow visitors and delivery people to gain access to the community after hours.

Open Discussion

Robert Chimento discussed the new water rates and has made an attempt to get the water company to perhaps reassess the usage for The Grove only and not include us in all of Harbor Hills, where the building of new homes on larger lots establishing new sod could be what created the impact. Robert stressed that there are water usage devices that can be installed to monitor how much water an irrigation system is using and record moisture level of soil from a person's iPhone. Also on the water meter a leak detection device can be installed.

Dana Delzio has established a Group Alert for residents of the community if they wish to download the App to their phones. This will alert owners if the gate system is down, any power outages or suspicious activity taking place in The Grove. It was noted that so far 30 residents have signed on.

Dennis Holden noted that he observed what appears to be two separate pest control companies treated the area in and around the guardhouse. Sentry Management is to check with Harbor Hills to see who they may have hired to do the pest control as The Grove is paying for the same treatment. If it is determined Harbor Hills has contracted that service, then we will determine if we are paying for a service already being performed, or if Harbor Hills is unaware that they have a company doing the same.

Dennis also wanted to be sure that 5 years of printed meeting minutes are being stored in the guardhouse. This will be established by the secretary

The Grove received an invoice for the replacement of the damaged gate. Sentry is to contact Harbor Hills regarding this payment. It was a Pine Village resident who damaged the gate so The Grove is not in any full responsibility to cover the expense.

Dana Delzio has been keeping in contact with law enforcement regarding the troubling incident of a young man going through The Grove and making verbal threats. Dana is being kept aware of the status of this situation with law enforcement and what legal steps anyone who feels threatened can take in the future.

Dennis Holden then presented a breakdown of the approximate required 2024 minimum operating cost for The Grove. The approximate total cost: \$54,330. The yearly income of \$880.00 based on 95 lots: \$83,660.

This then brought up the discussion of the one very large future expenditure which will be the paving of the streets in The Grove. Based on an assessment received, the roads may still be satisfactory for another 5 years. Reviewing the current annual income that is received from homeowner's assessments, we will at that time have a budget shortfall to cover the expense which last estimate was around \$250,000. The estimates we receive are based on the price of oil at that time which is difficult to project for 5 years out in the future. This then brought up the discussion of the necessity to raise the HOA dues again next year. The board can raise those 5% without homeowner approval, but it is felt that we need to increase that percentage and present it for a vote at the 2025 annual homeowner's meeting.

The next board meeting is scheduled for May 14th.

With no further business to discuss, Ellery Hathorn made a motion we adjourn, Robert Chimento seconded. All in favor, meeting adjourned at 5:32 PM.