

The Grove at Harbor Hills Organizational Meeting and Board Meeting Minutes February 5, 2024

Notice of the meeting was posted 48 hours in advance of the meeting at the entrance and exit of the West Gate as noted by the secretary. The meeting was called to order at 4:00 P.M.

Board members in attendance: Dana Delzio, Robert Chimento, Dennis Holden, Ellery Hathorn, JoAnn Portell, Marjie Tousignant and Ray Yarnell. Michelle Pogue of Sentry Management was not present.

Organization of 2024 Board of Directors: It was agreed by all members of the board that the board members would hold the following positions: President – Dana Delzio; Vice President – Robert Chimento; Treasurer – Ray Yarnell; Secretary – Marjie Tousignant; Infrastructure – Dennis Holden; Landscape – Jo Ann Portell and Ellery Hathorn; ARC Representative – Ellery Hathorn.

Motion #1: Approval of January 4th meeting minutes. Dana Delzio made a motion to accept the meeting minutes as written. Robert Chimento seconded. All in favor, motion passed.

Motion #2: Approval of written estimate of landscape and pressure washing project to be done by Affordable Lawn and Sprinkler. Cost for pressure washing the curbing throughout The Grove plus the white vinyl fence along the cart path and behind the mailboxes \$2,426.00. The estimated cost to mulch the plant beds plus labor totals \$1,190.00. Ray Yarnell made a motion to accept the estimate as presented. Ellery Hathorn seconded. All in favor, motion passed.

Michelle Pogue had sent the renewal for the certificate of deposit and Dennis Holden has requested Michelle to get rates before renewing the CD we currently hold.

Dennis Holden discussed future gate repairs that will be needed and to date the gate motors, batteries and repairs have been done by him and Robert Chimento, which has saved money.

Matters brought up for discussion were first something that was brought up at the annual meeting which is improving night lighting in The Grove. It was suggested that those homes that have coach lights could consistently turn them on after sunset as it was noted that they do improve lighting after sunset. Also discussed was the possibility of adding a few streetlights. It was noted that there are only a few places in the community where there is a transformer box that would make that possible.

Dennis Holden presented an email he sent to Michelle Pogue at Sentry Management in order to clarify the sharing costs of the West Gate with Harbor Hills. According to the 1999 agreement which includes all lots owned by Harbor Hills outside The Grove our responsibility for expenses is 40% for gate operational expenses, electric and water. This does not include the salary of the guards which is paid exclusively by Harbor Hills as a 2013 court settlement.

Sentry management has also been requested to provide the Board with a breakdown of the annual operating expenses that are incurred each year.

As was presented at the annual meeting, there will be next to the bulletin board a slot for people to return completed Architectural Review request forms. Forms will still be able to be picked up at the guardhouse, but for a timelier response, this separate receptacle will be set up so that guards do not have to be responsible for notifying the ARC of any completed forms dropped off to them.

Next point brought up for discussion was the water rates increase by US Water. When inquired, US Water said the new rates were based on excessive water usage in the community. It was noted we did have one home with an uncontrolled plumbing leak for several weeks before the water was shut off. Other possibilities could be people with several watering zones watering outside the seasonal restrictions. US Water was not specific as to what properties in Harbor Hills have had excessive water usage, but the rates are to help curb over usage of water.

The board has gone to lengths to be sure that any estate sales are kept within the guidelines that have been established as recently we have a renter who plans to move. When that occurs, the property manager has been notified that the property cannot be re-rented until the property is brought into compliance with the HOA architectural guidelines.

The initial board meeting that was scheduled for February 13th has been cancelled. Our next board meeting will be in March. Date is to be determined.

With no further business to discuss, Dennis Holden made a motion to adjourn. Ellery Hathorn seconded. All in favor, the meeting adjourned at 5:31 P.M.