

March 3, 2009 Grove Board Meeting Minutes

1-CALL TO ORDER/QUORUM

The March 3, 2009 meeting of the Grove Board was called to order by Ernie Pelikan at 7:02 PM in Margra Grillo's home at 5239 Grove Manor.

Members present were: Ernie Pelikan, John Frame, Margra Grillo, Allan Anglis, Bill Bowers, Arlene Strack and Charlene Walker.

Sentry Management representative, Deborah Christopher, was also present.

2- MINUTES FROM THE LAST MEETINGS

Allan Anglis moved, Bill Bowers seconded, the minutes of the January 2, 2009 and January 8, 2009 meetings be approved as presented. The motion passed unanimously. **MOTION # 1**

3- ORGANIZATION-ELECTION OF OFFICERS AND APPOINTMENT OF COMMITTEE OFFICERS:

a-Margra Grillo moved, John Frame seconded, Ernie Pelikan be elected President. There being no other nominees, Margra Grillo moved, Bill Bowers seconded, the nominations be closed and a unanimous ballot be cast for Mr. Pelikan. The motion passed unanimously. **MOTION # 2**

b-Ernie Pelikan moved, Allan Anglis seconded, John Frame be elected Vice-President. There being no other nominees, Margra Grillo moved, Bill Bowers seconded, the nominations be closed and a unanimous ballot be cast for Mr. Frame. The motion passed unanimously.

MOTION # 3

c-Ernie Pelikan moved, Allan Anglis seconded, Margra Grillo be elected Secretary. There being no other nominees, Ernie Pelikan moved, Bill Bowers seconded, the nominations be closed and a unanimous ballot be cast for Mrs. Grillo. The motion passed unanimously. **MOTION # 4**

d-Ernie Pelikan moved, John Frame seconded, Arlene Strack be elected Treasurer. There being no other nominees, Ernie Pelikan moved, Bill Bowers seconded, the nominations be closed and a unanimous ballot be cast for Mrs. Strack. The motion passed unanimously. **MOTION # 5**

COMMITTEES:

a-Mr. Pelikan appointed the following :

ARC Chair-Bill Bowers

Finance Committee Chair: John Frame

Grounds Chair: Allan Anglis

Social Chair: Charlene Walker

Website updating will continue to be done by Anita Korndoerfer

4- OLD BUSINESS

A- Dedication of Easement and Joint Use Agreement

Mr. Frame distributed the most recent revision of the proposed Dedication of Use Agreement. Discussion followed. Board members are to review it and give any comments to Mr. Frame and/or Mr. Pelikan a.s.a.p. as the document has been forwarded to Phil Smith, Michael Rich's attorney, by our attorney Richard Coln. Mr. Pelikan will inform Mr. Coln that the Grove Board expects an answer and an agreement soon or we may have to put a deadline for an agreement. The letter informing Harbor Hills of the cancellation of the original agreement went to them in July 2008.

B- Water Retention Area License Agreement

Discussion of the Berm Agreement and of the Water Retention Agreements was held. By consensus, it was decided to redraft the Water Retention Agreement prior to it being given to Harbor Hills.

5- NEW BUSINESS

A- Financial reports

Deborah Christopher reviewed the financial statements that she had handed out. Discussion followed. Mr. Frame and Mr. Pelikan noted some changes that needed to be made. Discussion was held regarding the delinquent charges for homes in foreclosure. Ms. Christopher will check with the attorneys to determine if bills have been sent to the respective banks. It was noted that unpaid bills from Harbor Hills are being accrued.

B- Michael Rich threats on club dues

At the Town Hall held by Mr. Rich on February 23, 2009 at the Harbor Hills club house, one of the items that Mr. Rich stated was that if the HHHOA passes a change to their documents to require a buyer to become member of Harbor Hills Country Club, then he would contact Grove property owners to see if they would be willing to change their documents to conform with that requirement. If the Grove would not be willing to effect that change, Mr. Rich suggested that HHCC would institute higher membership fees/dues for Grove homeowners who chose to be members of the HHCC. Discussion followed.

C- Maintenance at Grove Heights Road (One Source)

Mr. Frame, Mr. Pelikan and Mr. Bonyne met with a One Source representative regarding laying sod on the common areas, mowing at proper intervals, (depending on the season) and trimming the shrubs. Discussion followed. Mr. Frame spoke with Delmar Brooks regarding trimming of the two large oak trees to the east of the West gate exit. Allan Anglis moved, Bill Bowers seconded, Mr. Frame be given approval to authorize Mr. Brooks to do the trimming at a cost not to exceed \$300.00. The motion passed unanimously. **MOTION # 6**

D- The \$3,000.00 to have One Source mulch the Berm is in the 2009 budget. By consensus, it was decided to proceed with the mulching.

E- Other

Mr. Frame stated he has had some requests for the history of Harbor Hills and the Grove. He is doing some research to do a compilation of this information. Discussion followed. Ms. Christopher will request any records, minutes etc. regarding the Grove from former Grove Board secretary, Maureen Olson, that she may still have in her possession be turned over to Sentry Management.

F- The next Grove Board meeting will be Tuesday April 21, 2009 at Bill Bower's home.

The meeting was adjourned at 9:07 PM.

