

April 21, 2009 Minutes Grove Board Meeting

### 1- CALL TO ORDER/QUORUM

The April 21, 2009 meeting of the Grove Board of Directors was called to order by the President Ernie Pelikan at 7:00 PM in the home of Bill Bowers at 5416 Grove Manor.

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

Sentry Management representative Deborah Christopher was also present.

### 2- MINUTES

Mr. Anglis moved, Mrs. Walker seconded, the minutes of the March 3, 2009 meeting be approved as presented. The motion passed unanimously. **MOTION # 1**

Mr. Bowers moved, Mrs. Strack seconded, the minutes of the April 8, 2009 meeting be approved as presented. The motion passed unanimously. **MOTION # 2**

### 3- OLD BUSINESS

#### A- Dedication of Easement and Joint Use Agreement

- Latest Proposal from Harbor Hills
- Threat to Litigate and other action

Discussion was held on the latest proposal and threats from Harbor Hills.

Mr. Pelikan moved, Mrs. Grillo seconded, an agreement be returned to our attorney Richard Coln for transmission to Harbor Hills' attorney Philip Smith to incorporate the following: the cap on The Grove's % share of expenses, the cap on the staffing of the gate at the January 1, 2009 level, incorporating our language regarding the procedural change notification requirement language, our accepting their 584 figure for the number of Harbor Hills lots in figuring the percentage for dividing the cost and that this is to be considered our final offer. We will want it signed by June 1, 2009, or a request for them to vacate the staffing of the gate will be given.

Discussion followed. Mr. Pelikan withdrew the motion, with Mrs. Grillo agreeing to withdraw her second of the motion. Ms. Christopher will have Sentry Management contact gate companies to talk to Mr. Frame, Mr. Anglis and Mr. Pelikan.

Discussion followed. Mr. Anglis moved, Mrs. Grillo seconded, a meeting with the homeowners be set for June 2, 2009 (or the 3<sup>th</sup> or 4<sup>th</sup> if the Community building is not available on the 2<sup>rd</sup>) to update the property owners on the status of the discussions of the Dedication of Use document and options available. Discussion followed. Voting yes: Mr. Frame, Mrs. Grillo, Mrs. Strack, Mr. Anglis, Mr. Bowers, Mrs. Walker. Abstaining: Mr. Pelikan. The motion passed. **MOTION #3**

Mr. Pelikan will communicate to Mr. Coln that an agreement will not be signed without the following items in it: the cap on The Grove's share of expenses, our language regarding the procedures to be followed before changes in policies are implemented, the staffing cap of staff at the West gatehouse, our language for item 5C.

#### B- Mulching of Berm-\$3400.00 vs \$3000.00- do we want to spend?

Discussion of the berm mulching was held. By consensus, it was decided to defer the mulching to a later date.

C- Work by Brooks and One Source

Mr. Pelikan noted Mr. Brooks trimmed the trees by the Gates and Ms. Christopher noted he had been paid. One Source did the mulching inside the gate. They will fix the lawn areas on the common areas where necessary. Mr. Frame purchased replacement bricks for the wall outside the exit gate and Bill Robertson will repair it.

D- Mrs. Walker reported on the success of the Block party. Approximately 100 attended. The report from the chair of the event, Eddie Olin, suggested that The Grove budget some money for expenses.

4- NEW BUSINESS

A/B- Ms. Christopher distributed the financial information. Discussion followed. January and February reports will be out soon as will the Arrington reports.

C- Report on ARC activities-did we approve fence behind Gube?

Discussion was held on Satellite dish placements, Dueblers house, and the fence behind Gube's house. No permission was given for the fence. Sentry Management will notify them to remove the fence.

D- It was noted some homeowners are not picking up after their dogs.

E- Arlene Strack, the Grove's representative to the Harbor Hill's steering committee, updated the Board on its progress. Discussion followed.

F- The next Board meeting will be Monday May 18, 2009 at Arlene Strack's home.

5- ADJOURN

The meeting was adjourned at 9:33 PM.

Margra Grillo, Secretary

Approved: May 18, 2009