

1- CALL TO ORDER/QUORUM

President Ernie Pelikan called the meeting to order at 7:03 PM in Charlene Walker's home at 5228 Grove Manor.

Members present were: Ernie Pelikan, John Frame, Margra Grillo, Allan Anglis, Charlene Walker. Bill Bowers arrived at 7:04. Arlene Strack was absent.

Sentry Management representative Deborah Christopher was present.

2- MINUTES OF THE JULY 22, 2009 MEETING

Mr. Bowers arrived. After discussion, Mr. Bowers moved, Mrs. Walker seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION # 1**

3- OLD BUSINESS

A- Replacement of citrus trees

Discussion was held. Mr. Anglis moved, Mr. Bowers seconded, The Grove replace 5 of the 13 citrus trees that were removed at a cost not to exceed \$500.00. The motion passed unanimously. **MOTION # 2**

Mr. Anglis will make the arrangements to have the trees replaced.

B- Coln letter to Smith-no response

Mr. Pelikan noted the reply from Mr. Smith had been received on September 8, 2009. Lengthy discussion of the reply was held.

C- Response from HHHOA regarding cost of other gates

Mr. Pelikan noted he had contacted the HHHOA members twice regarding getting an estimate of what it would cost The Grove for our residents to have access to all of Harbor Hills gates. He has received no information from anyone at Harbor Hills about the requests. Discussion followed. No further inquiries will be made to obtain that information.

D- Speed bumps-signs obtained-do we proceed?

Discussion was held regarding speeding on Grove Heights. John Frame will contact Lake County regarding speed control issues and report to the Board at the next meeting. Harbor Hills will be contacted regarding vehicles speeding out of Bella Vista on to Grove Heights.

4- NEW BUSINESS

A- Communication from Michael Rich-deferred at last meeting

Mr. Pelikan distributed a draft letter to Mr. Rich regarding The Grove taking over the Sentex box at the West Gate. Board members are to contact Mr. Pelikan with their comments regarding the letter before September 16, 2009. Discussion followed. Mr. Frame distributed the information he has obtained from Sentex to have a smooth transition of the transferring and management of the entry cards, clickers, etc to The Grove and Sentry Management. Further discussion was held.

B- Report from Sentry

Ms Christopher distributed the financial report as of August 31, 2009. Discussion followed. Mr. Pelikan moved, Mr. Bowers seconded that an intent to lien letter be sent to homeowners 30 days after the second quarter that their dues are delinquent. The motion passed unanimously. **MOTION #3** Discussion continued. It was decided a copy of The Grove's Rules and Regulations will be included with the welcome package Sentry Management sends out to new residents.

C- Comments on Finance Reports

Discussion was held. The Finance Committee will set up a meeting to draft the 2010 Budget.

D- Newsletter

Mr. Pelikan reviewed the draft newsletter. Suggestions were offered. It will be sent to Sentry to be included with the quarterly statements.

E- Change of West Gate Controls

This was discussed under item A.

F- Demand from HH for payment

Mr. Pelikan sent an email to Luann Miller delineating the charges we have paid, those that are inaccurate and the ones that are not to be paid because there has been no Gate agreement between The Grove and Harbor Hills since August 2008. Discussion followed.

G- Need for Finance Committee to meet re: 2010 budget.

Committee chair John Frame will contact the members to set a meeting date.

H- Report from Architectural Review Committee

Mr. Bowers noted there has been an increase in requests/activity. He communicates with the committee and Ms Christopher by email to take care of concerns and requests.

I- Mr. Pelikan noted that Dick Line, longtime Harbor Hills resident, passed away last week. Funeral arrangements will be made out of state. Discussion followed.

J- Other

- 1- Discussion was held regarding the West Gate. Thanks were given to Allan Anglis and his family who power washed it and the guardhouse this summer. Discussion about painting the gate black was held. By consensus, it was referred to the Social committee with information from Mr. Frame being included. The Social committee, by consensus, was also granted permission to spend up to \$500.00 on plantings on Grove property in the gate area, with the work to be done by the end of October.
- 2- It was noted that Mr. Frame replaced the missing letters at the entrance to The Grove and polished the remaining letters as well. Thanks were given to Mr. Frame for his work.
- 3- Discussion of the block party was held. Mrs. Walker requested some monetary contribution from The Grove for it. The matter was referred to the Finance Committee.
- 4- Discussion was held about the money being held in reserve for replacement of the roads in The Grove. Mr. Frame distributed information on the road size and additional background information. Mr. Bonyng has information about the road and will be contacted to get that information to Mr. Anglis. Sentry Management also has information available.
- 5- Mr. Frame and Mr. Bonyng trimmed the cedars by the cart path as One Source had not done it in a timely manner.
- 6- Mr. Frame and Ms. Christopher will research sealing the curbs.
- 7- By consensus, it was decided our sign pointing to the cart path to The Grove will be removed as it is in very bad condition.

- 8- Discussion of Fred Socha's request to have a realtor's Parade of Homes in The Grove was discussed and by consensus, was approved as long as the homeowner is present.
- 9- Mrs. Korndoerfer asked if a "swap shop" type section could be added to the website so residents could find something they need to borrow from another resident, such as a crib for a visiting child or an extra large ladder for a single job. By consensus, permission was granted to add it. A disclaimer that The Grove has no responsibility for such transactions would be included.

K- Next Meeting

The next meeting will be Tuesday October 20, 2009 at Margra Grillo's home.

5- ADJOURN

The meeting was adjourned at 9:33 PM.

Margra Grillo, Secretary

Approved:  
October 20, 2009