

## October 27, 2008 Grove Board Meeting Minutes

### 1- Call to Order/Quorum

President Ernie Pelikan called the meeting to order at 7:00 PM in the home of Bill Bowers, 5416 Grove Manor.

Members present were: Ernie Pelikan, John Frame, Margra Grillo, Allan Anglis, Roger Bonyng and Bill Bowers. Anita Korndoerfer was absent.

Sentry Management representative Jerry Thompson was present.

Leigh Wilson was present.

### 2- Minutes from the September 22, 2008 meeting

After discussion, Bill Bowers moved, John Frame seconded, the minutes be approved with the correction in item H 2 to read 2008 instead of 2007. The motion passed unanimously.

#### **MOTION # 1**

### 3- Old Business

#### A- Lawyer Status on Issues

##### 1-Dedication Document

The dedication document was sent to Michael Rich's attorney. To date there has been no response. Discussion followed.

##### 2-Water Retention License Agreement

Mr. Frame and Mr. Pelikan are working on updating the document and will forward the changes to the attorney. Discussion followed.

##### 3-Cease and Desist Letter

Mr. Pelikan noted that our attorney, Mr. Coln, sent a letter on October 8, 2008 to Mr. Rich's attorney noting that the 1999 agreement between The Grove and Harbor Hills Development was terminated on August 26, 2008. The letter included the following : As no progress has been made on formulating a new agreement, therefore the Grove demands that no changes be made to the landscaping or access control on The Grove's property by HHD or the HHHOA until the legal issues have been settled and The Grove is prepared to file an injunction to prevent any intrusion by HHD or HHHOA on its property relative to landscaping or access control by The Grove. Discussion followed. Mr. Coln advised The Grove Board that because the 1999 agreement has been terminated, no monies are due to HHD or HHHOA.

Mr. Pelikan noted that Mr. Coln forwarded a proposal he had received at 4:00PM October 27, 2008 from Mr. Rich's attorney, Philip Smith. Discussion of the proposal was held. Mr. Frame reviewed his proposed clarifications and changes to our previous proposals. Discussion followed.

By consensus, it was decided the Board members will review and compare documents, then have a meeting to discuss all of the proposals.

#### B- Curb Repairs

Mr. Pelikan noted that 5 of the 11 areas to be repaired have been completed. The rest are to be completed by November 3, 2008.

C- Website Update

Discussion of suggestions for minor changes to the website was held. The suggestions will be given to Mrs. Korndoerfer.

D- Committee Report on 9<sup>th</sup> Hole Water Retention Problems

Mr. Frame noted that committee chair Bill Rich is still investigating ways to address the situation.

E- ARC Activity

Mr. Frame reviewed the letter sent by Sentry Management to homeowners with violations. He noted the committee will be updating the ARC criteria soon. Discussion followed.

F- Search for New Directors

The Board is continuing to contact people about the openings for the Board in January. Discussion followed

G- Block Party

Mrs. Grillo noted she will be having a committee meeting with the new and current committee members soon.

H- Entry Lighting

Discussion was held regarding the lights on the common grounds.

4- New Business

A- Sentry Management Report

Jerry Thompson gave the report from Sentry. Discussion followed.

B- 2009 Budget

Discussion was held regarding the proposed 2009 Budget. It was noted Harbor Hills filed the plat with the county for 70 lots in Bella Vista. This reduces our percentage of lots in Pine Village/Bella Vista to the Grove from 37/95 to 107/95 thereby changing our percent to 47 from 72. John Frame moved, Bill Bowers seconded, the Grove's percent of costs be reduced from 72 to 47. The motion passed unanimously. **MOTION # 2**

C- Harbor Hills "Offer"

This item was discussed under agenda item 3 A 3 above.

D- Denial of Payments to Harbor Hills

Items 1,2,3 were discussed under agenda item 3 A 3 above.

E- Harbor Hill's Platting of Bella Vista

Mr. Frame reviewed the new plat. Discussion followed.

F- Other

- 1- Jerry Thompson will contact Adam Rich about the ruts in the road from the construction trucks.
- 2- Discussion of golf cart requirements was held.

5- Adjourn

The next meeting will be November 24, 2008 at 7:00 PM at Margra Grillo's home at 5239 Grove Manor.

The meeting was adjourned at 8:55 PM.

Margra Grillo, Secretary

Approved: 11-24-2008