

The Grove at Harbor Hills Board Meeting Minutes

October 18, 2022

Notice of meeting was posted 48 hours in advance of the meeting at the exit and entrance to the West Gate as noted by the secretary.

Board members in attendance: Lonnie Prater, Dana Delzio, Dennis Holden, Marjorie Tousignant, Ray Durbin, and Robert Chimento. Michelle Pogue of Sentry Management was present via teleconference. Mike Meyer, chair of the ARC committee, was also in attendance. A quorum was established.

Meeting called to order at 7:05 P.M.

Motion #1: Approval of September 20, 2022 meeting minutes. Dana Delzio motioned that we approve the minutes, Ray Durbin seconded. All in favor, motion passed.

ARC Report Mike Meyer: Mike handed out a spread sheet of all recent applications and approvals. Four approved applications for September and one violation notice that was then resolved and one delinquent violation that was submitted after they were contacted by the ARC that one needed to be submitted.

Dana Delzio requested of Sentry Management when mailing out a violation letter to a homeowner, that in the letter and/or email the stipulation that if any work would require ARC approval, that a reminder be included for them to fill out an ARC form before commencing any work on the exterior of the property. Also, to send Mike Meyer, the ARC chairperson, a copy of the violation letters being sent so he can monitor and determine if an ARC application form needs to be submitted by the homeowner.

Manager's Report Michelle Pogue: The Grove's reserves and expenditures remain within budget. Michelle is to work on the process for reclaiming association dues from owners in arrears for the vacant lots. A drive-thru was done by Michelle on September 22nd at which time violations were noted and some letters sent. The list of violation notices was updated and all the completed violations were removed.

Old Business:

Dennis Holden had met with Gabriel of Negrete Concrete and they surveyed the areas of curbing that need repair. So far an estimate has not been presented. It was pointed out that we may need to consider that the apron along the edge of the curbing that meet the base of the owner's driveway may not need to fall under the responsibility of the general community maintenance of the association.

Lonnie Prater met with PACQO Company to evaluate the conditions of the roads throughout The Grove. It was determined that our roads are in such good condition that it will be another five years before another evaluation is needed. In the meantime, if needed there may be a few places that would just need some patching.

A discussion then began regarding the need to build our reserve funds by raising the association dues. Ray Durbin suggested that we consider bringing the need up to the members at the annual meeting and highlighting the need to raise the monthly HOA fees to meet the future needs of rising costs on goods and services. During the discussion of the proposed budget, it was determined to keep the HOA fees the same for 2023 a few items in the budget could be cut which would be the budget amount for tree planting and removal which there is no foreseeable need to do so and also for the pressure washing of the curbs which was done this past year.

Motion #2: We delay raising the HOA fees for 2023 and present the increase to homeowners during the annual meeting for 2024. Ray Durbin made a motion, Dennis Holden seconded. All in favor, motion passed.

Motion #3: We approve the proposed budget with the removal of the raise in HOA fees along with the elimination of money budgeted for non-essential services for 2023 as before mentioned and we delay the final approval of the 2023 budget until Michelle Pogue can rework the figures. A meeting for the approval of the 2023 budget is set for November 15th. Robert Chimento made a motion that we approve and Dana Delzio seconded. All in favor, motion passed.

Miscellaneous items:

It appears that Affordable Landscaping trimmed the side of the viburnums while leaving the tops uncut which they have been directed to do. Ray Durbin will contact Josh to be sure they are returning to complete the work along Grove Heights.

Also, there has been some mention by residents of the area along the berm where the sod has eroded. The fact is that sod has been replaced twice and it does not seem to thrive, so the plan is to remove what is still remaining and replace with mulch and put an edging along the sidewalk to keep the mulch in place. A process is in the works where some of the board members have volunteered to take on the project to save expenses.

Also, Dana Delzio pointed out suggestions she has received to improve the appearance of the neighborhood and one of them being to make the divide at the West Gate between visitor and residents more eye appealing with perhaps a permanent structure. Dana pointed out this will be a good topic for the annual meeting to make residents aware that our reserves determine the projects we can undertake and that is why an increase in HOA dues is essential to consider such projects. The resurfacing of the road will be the big future expenditure as the estimate came in at \$267,325.00.

Also for eye appeal in the hardscapes to do something with the juniper trees that were once trimmed as topiaries that now seem to be leaning and replace with something more suitable.

Having no further business to discuss, Dana Delzio made a motion we adjourn the meeting and Robert Chimento seconded. All in favor and meeting adjourned at 8:31 P.M.

The next meeting scheduled will be to approve the final budget for 2023. The date is set for November 15th.