

The Grove at Harbor Hills Board Meeting Minutes
August 31, 2023

Proof of notice was established by the secretary that notice of meeting was posted 48 hours prior at the exit and entrance at the West Gate. A quorum was established and the meeting called to order at 4:13 PM.

Those in attendance were Lonnie Prater, Dana Delzio, Ray Durbin, Marjie Tousignant and Ray Yarnell. Present via phone conference: Dennis Holden. Present via on-line conference were Mike Meyer and Michelle Pogue.

Motion #1: Approval of July 27th meeting minutes. Dana Delzio motioned we approve the minutes, Ray Yarnell seconded. All in favor, motion passed.

No residents were in attendance so the meeting proceeded with the report from committees.

ARC Report: Mike Meyer reported that there were two requests in August that were approved and no requests that are pending approval.

Management Report by Michelle Pogue of Sentry Management: Michelle gave her report on the current operating funds, reserves and collections. Progress is being made in getting Harbor Hills current with the back dues to The Grove HOA with regards to SECO and Century Link which expense is shared with Harbor Hills in regards to the West Gate guardhouse.

New Business:

Michelle Pogue provided the board via email The Association Management Policy Worksheet which is used when submitting a request for action to be taken when a property is in arrears that could result in a lien being placed on the property in order to collect money due the HOA when the property gets sold.

Old Business:

A review of the violation letters sent to homeowners and the time-line process for when no response or resolution to the violation was brought up for discussion. It was re-established that the first letter is mailed along with an email being sent to the homeowner. After 30 days if no communication is received from the homeowner and it has been determined the issue still exists, then a second notification is sent. After 60 days a certified letter is to be sent with signature return receipt requested. After 90 days of no communication from the homeowner, the attorney is then requested to send out a notice to the homeowner. The next site visit by Sentry Management is set for September 20th.

It was requested of Sentry Management that a copy of the MRTA is to be mailed to all homeowners. This legal document establishes that The Grove continues to operate as a homeowner association.

In noticing that every month during a site visit the maintenance of the landscaping of properties seems to generate the most letters sent to homeowners, it was suggested perhaps that the regulations for yard maintenance needs to be more specified to homeowners. Due to the fact that the covenants for maintaining landscaping as stated in the Declaration of Covenants is on page 12, Article VI of the document and not assuming homeowners take the time to read the document, it was agreed that

a review of these covenants be sent out in the form of an email to all homeowners as a first step in resolving the often cited issues with landscape and sidewalk maintenance at residential homes in The Grove.

A pre-budget meeting has been set for September 28th. The final budget meeting is set for October 26th.

Motion #2: With no further business to discuss, Ray Yarnell made a motion we adjourn, Ray Dubin seconded. All in favor, motion passed.

Approved