

## **The Grove at Harbor Hills Board Meeting Minutes February 16, 2023**

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

Board members in attendance: Lonnie Prater, Dana Delzio, Dennis Holden, Marjie Tousignant, Ray Durbin, Ray Yarnell, Robert Chimento and Mike Meyer. Michelle Pogue of Sentry Management was present via internet conference.

**Motion #1:** Approval of January 12, 2023 meeting minutes. Dennis Holden made a motion we approve, Dana Delzio seconded, all in favor. Motion passed.

**Motion #2:** Extending the MRTA Association Preservation. Dennis Holden motioned that we have the document presented to us written by the attorney's office of Becker & Poliatkoff to be signed by the board President and filed by the attorney so that The Grove can continue to operate as its own governing association. Robert Chimento seconded, all in favor. Motion passed. Lonnie Prater will sign the document and Michelle Pogue will notarize.

Robert Chimento presented the board with a formal letter of resignation. Robert was thanked by the board members for stepping in to complete a term of office that was vacated by a former homeowner who moved out of the community. Everyone thanked Robert for his service. Due to the fact that Robert's term of service was to expire in February of 2023, Mike Meyer was then installed by the board members to fill the seat on the board and will serve a 3-year term.

Dana Delzio then presented the draft of the packet for the annual member's meeting for discussion that she has been working on. The packet included details of the handouts to be given to homeowners at the meeting which list the projects completed in 2022 and projected projects for 2023, welcome to new homeowners and the current status of real estate transactions in The Grove during 2022 and present, guideline to property maintenance and exterior maintenance for our homeowners and a guide to navigating The Grove website.

Suggestions were given for any items needed to be added to the packet and then board members were assigned what talking points they will present at the meeting.

**Old Business:** A discussion was taken up once again regarding looking to the future financial needs of the association to be able to fund the anticipated large expenditure of repaving the roads perhaps within the next 5 years. Ray Durbin requested that Michelle Pogue check the amount of monies we currently have going into reserves and to build up the reserve account for the future. A request for Michele to obtain concrete figures that can be presented to the homeowners at the annual meeting. The goal is to build up the reserves and what percentage of income does the HOA need in order to reach that goal.

A revision to the rules, regulations and covenants of The Grove to include Estate Sales under certain hardship situations with including The Grove homeowners to engage in an annual neighborhood garage sale will be presented at the annual meeting.

The issue with the falling leaves this time of year and leaf removal was discussed briefly. One suggestion was during the months that the leaves are falling, we install buffers along the drainage basins to prevent them from washing into the retention pond and incurring the expense of having to dredge the pond.

**Motion #3:** Dennis Holden presented the board with the estimate from Josh of Affordable Landscaping to do the pressure washing of the cart path and brick wall and also any trimming and weeding needed to be done. The estimate presented was \$1,075.00. Dennis Holden made a motion we accept the bid for the work, Dana Delzio seconded, all in favor. Motion passed.

Having no further business to discuss, Dana Delzio motioned we adjourn the meeting and Ray Durbin seconded. All in favor and the meeting adjourned at 8:05 PM

APPROVED