

**HARBOR COVE RESIDENT OWNED COMMUNITY, INC  
SPECIAL BOARD MEETING**

**Date: Friday, 6, 2023 - 9 am  
Harbor Cove Clubhouse, 2<sup>nd</sup> Floor  
Posted January 3, 2023**

Minutes - Approved

**CALL TO ORDER: 9:04am.**

**ROLE CALL:** Directors: McGrath, Dietz, Girard, Furphy, Kusior, Haynes, Vandemark, Belonger and Matteson.

**PROOF OF POSTING: Jan. 3, 2023**

**PRESIDENT'S OPENING REMARKS:**

**NEW BUSINESS**

**RFA's**

**RFA 022-079:** Ralph Clemons requested removal of home at 537 Tampico.

**RFA 022-080:** Mary Goddard requested removal of home at 508 Imperial.

**RFA 022-081:** Jeri Watts requested removal of home at 627 Fairmount.

**RFA 022-082:** Deborah Crawford requested removal of home at 208 Trailorama.

**RFA 022-083:** Pam Pearsall requested removal of home at 220 Wolverine.

**RFA 022-084:** Kimberly Johnson requested removal of home at 711 Blackburn Blvd.

**RFA 022-085:** Steven Bromley requested removal of home at 327 Blackburn Blvd.

**RFA 022-087:** Robert McGreevy requested removal of home at 726 Blackburn Blvd.

**RFA 022-088:** Susan Kaschak requested removal of home at 512 Tampico.

**RFA 022-089:** Lisa Cox requested removal of home at 330 Trailorama.

**RFA 023-001:** Diane Jankowski requested removal of home at 711 Fairmount.

**RFA 023-003:** Helen Michaels requested removal of home at 525 Fleetwood.

**RFA 023-004:** Robert Brown requested removal of home at 533 Blackburn Blvd.

**RFA 023-007:** Joe Breunig requested removal of home at 772 Blackburn Blvd.

**RFA 023-009:** Diana Singler requested removal of home at 529 Ideal.

**MOTION #1:** Dir. Belonger motioned to approve removal of above 15 homes.

Dir. Girard 2nd.

MOTION PASSED: 9 YES and 0 NO.

**RFA 023-002:** Gilles Girard requested install of new home at 530 Clarion.

**MOTION #2:** Dir. Matteson motioned to approve installation of new home at 530

Clarion. Dir. Vandemark 2nd.

MOTION PASSED: 9 YES and 0 NO.

**RFA 023-006:** Terry Grage requested to replace roof at 532 Parkwood.

**MOTION #3:** Dir. Matteson motioned to allow roof replacement at 532 Parkwood.

Dir. Kusior 2nd.

MOTION PASSED: 9 YES and 0 NO.

Question about the shed under carport? Not shown & no one there to answer.

Dir. McGrath withdrew motion. Dir. Dietz 2nd.

MOTION WITHDRAWN: 9 YES and 0 No.

**RFA 023-008:** Claude Nicholson requested replacing carport 362 Trailorama.

**MOTION #4:** Dir. McGrath motioned to allow replacing carport.

Question about the shed under carport & need a site drawing.

Dir. McGrath withdrew/postponed motion. Dir. Dietz 2nd.

MOTION POSTPONED: 9 YES and 0 No.

**MOTION #4:**

**1. Approval of 2023 ancillary fees for use of amenities**

Dir. Dietz motioned to approve 2023 ancillary fees for use of amenities.

Dir. Belonger 2nd.

MOTION PASSED: 5 YES and 4 NO (Directors: Belonger, Dietz, Kusior & Vandemark).

**Motion # 5:**

**2. Approval of the 2023 Shareholder Operating and Reserve Budget as mailed to Shareholders.**

Dir. Furphy motion to approve 2023 Shareholder Operating and Reserve Budget.

Dir. Girard 2nd.

MOTION #6: Dir. Matteson motioned approve Shareholders Operating and Reserve Budget adding stipulation we could revisit & address the Personnel recommendations at later time. Dir. Belonger 2nd.

MOTION PASSED: 7 YES and 2 NO. (Directors: Dietz ).

MOTION #7:

**3. Set date for Special Assessment Notification Meeting.**

Date agreed to be 1/27/23 by all Directors.

**Adjournment: 10:41 am.**

Respectfully submitted,

Linda Kusior