

# Village of Hickory Pointe

## Homeowners Association

Date: April 17, 2019

### Board Meeting

Call to order-

Roll Call: Present - Michelle, Laura and Jeff. Votes will go through email for quorum.

#### Agenda

- I. Approve Minutes- via email - (*obtained and posted*).
- II. Annual meeting debrief- Quorum was not achieved at the annual meeting for the second year in a row. As was done in 2018, Board members were voted on by those present. Any resident who has concerns with this process should contact the Board. Briefly discussed if new proposed bylaws - shrinking quorum - will even be sufficient for the future. *Issue was discussed during May 2019 meeting with agreement by all Board members.*
- III. Finance- Michelle asked about clarification regarding a deposit and Laura wondered how to easily track dues that haven't been paid for the year yet. Both will be revisited next month.
- IV. Update on Legal- No update at this time.
- V. Recent request re: Deck construction rules/ regulations was responded to.
- VI. By law update discussion- Not sent via email yet due to confusion about clarification during email discussion re: parking in the street etc. Michelle will send an email to see if we can agree. Here is the revision history:
  - A. Original 1998 bylaws did not have any track changes when the revised bylaws were being built.
  - B. In 2015, the lawyers submitted a draft of revised by laws.
  - C. The 2015 revision was then reviewed and resulted in "red lined" revisions which became the basis for the 2017 proposed bylaws.
  - D. The current Board of Directors are working on the 2019 version from the 2017 proposed by laws.

E. This will be verified and clarified with all Board members.

VII. Quotes for Catch Basins- Jeff reviewed quotes-

- A. Iron Creek - \$6,000 quote for 30 catch basins in the streets including disposals. Additional "off street" catch basins (probably about 15 of them) will be cleaned based on the \$200/hour rate. Board requested knowing the standard equipment and hourly labor rate for repair process. Board also is inclined to do the on street catch basins, then reviewing repair costs and deciding upon off street catch basins after we understand quotes for on street repairs. This will help prioritize to do list.
- B. Metro Sewer Cleaners - 30 catch basins (roadways) \$5320 + \$900 disposal fee. Off street catch basins will be at \$365.00/hour plus \$200 for 100' of flex hose.
- C. Laura and Michelle are inclined to go with Iron Creek based on answers to questions. Michelle will email Board members for final vote.

VIII. Quotes for Bituminous paths- Jeff reviewed quotes:

- A. Bush Brothers - quote based on 8' wide paths (this is all they will do) including an 80' length repairing a longer path that is currently 6' wide. Suggesting an unusual transition from 6' to 8' and back to 6'. Not clear on the time table for this project.
- B. ACS of Michigan, Inc. - Quote included resurfacing to correct problems on paths and other specifics. This quote is based on 7' wide paths. Late May to first part of June would be the time table.
- C. Michelle and Laura are inclined to go with ACS of Michigan. Michelle will share considerations with Board Members via email for a quorum based vote. *(Done and agreed upon.)*

IX. Sign removal- Laurie had suggested just removing all signs. Laura and Michelle discussed keeping signs, keeping them in repair and identifying the common areas are part of the subdivision. Further discussion in May will occur.

X. Pool readiness-

- A. Jeff reported we are on track. The men's room has a broken toilet which should be replaced soon.
- B. Meter needs to be reinstalled (Jeff will call next week).
- C. Then everything will be checked (pipes and pool).
- D. Pool deck looks good - new concrete fared well. There is one new crack where the deer had tried to jump the fence. Last year we had all cracks seamed and caulked which should occur again this year.
- E. Michelle reminded all attendees of the Washtenaw County checklist which is being followed.
- F. Jeff reported we are on track for getting ready for the inspection toward the end of May. Weather is much more cooperative this year.

XI. Fence - though approved by Rock, a homeowner notified Board that the fence is in disrepair. Laura will email a request for pictures of the disrepair.

VII. March Minutes identified the following: *Recent identification of solar panels was brought to the Board's attention. The house that went forward with them did not receive approval from the Board. The Board agreed the bylaws do require homeowners to seek approval from the Board. Future Boards may not approve them. The Board though agreed that the homeowners should always get an approval letter from the Board in the event that they are questioned in the future when other Board members sit on the Board.* This month we identified the need to follow up. Michelle will send out reminder email for someone to draft an approval letter for solar panel. Need addresses.

Status of previously identified priorities:

a. From previous minutes: *"Grading and fill at catch basin at the east side of Nutmeg Park- Jeff suggested having this done when the hydroseeding occurs. This should be a priority in the Spring. No quote is needed. It will remain a priority once the thaw and new sidewalk occurs occurs."* In process.

B. From previous minutes: *"Remove heavy brush and trees from detention basin inlet pipe and outlet structure. Quotes forthcoming.* In process. Jeff has met with an engineer to discuss this and an estimate is forthcoming. Laura shared aesthetic and wildlife concern/changes noticed in the past 19 years and hopes one day to discuss deeper (perhaps catch basin has impacted this).

Meeting adjourned at 8:00 p.m.