

Village of Hickory Pointe

Homeowners Association

Date April 22, 2021 called to order 6:33 p.m.

Board Meeting

Due to minimizing inadvertent possible COVID transmission, meeting was held via Zoom.

Call to order-.. - Roll Call: Present - Laurie Massie (internet difficulties), Michelle Anzaldi, Laura Higle, Frank Shumsky and Jeff (Select Management Co.)

Homeowners - Emily Polaczyk

Agenda

- I. Approve March Minutes- Michelle moved to approve, Laura seconded. Minutes approved.
- II. Finance-
 - A. Assessments received will be posted in April 2021. Those who have not paid their dues by the end of April will receive a reminder notice from Select.
 - B. Overbudget in legal fees (by \$2000), postage and supplies (just a bit over) due to the Bylaw meeting and focus.
 - C. 2020 Dues status - 5 homeowners still owe for 2020 (three of which are in partial payment status). A total of 16 accounts show delinquent on the ledger.
 1. Only accounts that owe more than \$800 will be sent to Legal.
 2. Before these accounts are sent to legal, a letter from Select will go to the homeowner with the notice as well as a warning that if it moves to legal, they will incur those legal expenses.

3. Homeowners who still owe 2021 dues as of May 1 will begin to start receiving overdue notices from Select.
 4. The Association is willing to take payment plans to help individuals become current. Select's letters will also remind and offer this to the homeowner.
 5. The Board wishes to review the late notice from Select before it is sent out.
 6. Michelle stated she will also review the status of these accounts.
- II. Infrastructure work - Detention Pond/System
- A. Catch Basins- (12 -20 remaining) -Completion of the SW quadrant still needs to be completed. (Northern quadrants do not have sumps.)
 - B. Laura asked for a plan / date that we wanted to target. Select Management stated it's not possible, but will continue to "keep after" this company. Laurie offered to also reach out to the company.
- III. Communication with homeowners:
- A. Select sent out an information packet about dues to homeowners. Some were confused and reached out to Select and/or the Board.
 - B. All those who reached out to Select or the Board were responded to.
 - C. The packet that was sent in mid April should be the packet sent out in January to inform all homeowners of payment options and how to pay.
- IV. Pool -
- A. New guidelines will require attendants to monitor 50% capacity; someone to monitor social distancing; sanitize frequently touched surfaces (gate, door handles, tables, chairs etc.).
 - B. Laurie proposed a mailing to homeowners indicating the need to fill these positions in order to open the pool and if anyone was interested in these positions.
 - C. Michelle suggested considering using "Kelly Staffing" and posting on a college job board.
 - D. Jeff shared he attended a webinar with 40 people who all expressed concern about finding staff to fill the positions the County is requiring for public pools. Jeff also contacted some companies that provide services for pools but they are not able to fill these positions as well. Jeff said the few pools who were able to open last year could only do so with volunteers. Jeff also shared the difficulty of "no show" staff or staff calling off.
 - E. Michelle shared a pool community that used an app with scheduling slots (two hour time frames). This is also how Ann Arbor managed their pool attendance. This would still require staff to monitor and perform the cleaning functions.

- F. We require a permit to open the pool which usually is sent to us based on the previous pool's inspection. Since that didn't happen last year, the state denied our permit for 2021. We will need to prepare the pool, pass inspection and then apply for a permit from the State.
- G. Laurie will draft a letter with Jeff to send to homeowners asking them to help.
 - 1. Letter will go out by May 1
 - 2. Deadline for homeowners to respond will be May 15
- H. Board discussed preparing the pool no matter if we are able to open or not.
 - 1. Once the Board makes the decision to try to open the pool, Jeff begins the process to open the pool, the inspection and then proceed with the permit. However, that process will take a while.
 - 2. Knowing that this process will cost money and yet we don't know if we can "staff" the pool, we do know that at least need an inspection to get the permit for next year.
 - 3. The Board agreed to move forward with opening the pool and hoping we will also have homeowners to assist with the required monitoring/ staffing.
 - 4. Jeff will move forward and begin the process.
- I. Laurie also pointed out that we need to hire someone to clean the bathrooms.
- V. Landscaping-
 - A. Spring fertilization- Laurie asked Select about this. It's part of the contract with CQC and Jeff will share status.
 - B. A homeowner shared Poison Ivy is encroaching on their property. Jeff and CQC will review this.
- VI. Update on Legal- Collections - No concerns or updates at this time and it is being monitored.
 - A. Delinquent accounts - (See finance).
 - B. One remaining shed remains though a letter went out April 13 with a deadline of April 26 for shed removal.
 - C. Michelle and Laurie reviewed ledgers and made a baseline decision. The full board met and decided to waive legal fees on 5 accounts up to the point when the homeowner did not meet the deadline to remove the shed. If the homeowner misses the deadline the issue is sent to legal, and the homeowner will incur the costs. At this time 1 shed still remains and the homeowner has until April 26th to remove the shed.

VIII. Bylaws -

- A. The Board and informal group will continue to discuss resuming in mid May.
- B. Will resume and then review feedback received by email.
- C. We will schedule the next “informal by law meeting” at our VOHP Board meeting on May 6 (not clear if it will be via Zoom or in person)..
- D. Michelle will email Kate and Chris and bring them up to date.

IX. New Business-

- A. Annual Meeting- Homeowner’s Association will have to wait until the Governor’s Orders are lifted and CDC guidelines allow for a large gathering (capacity will at least have to be 100 or more likely 258?).
- B. New Homeowner letter will be developed and proposed by Frank.
(Frank’s draft of a letter for new homeowners - review. (Highlights indicate to check if the letter has these items or refers to where information regarding these items are located.) The welcome letter could include pool rules, by-laws, risk of detention pond, being responsible regarding your dog’s feces, location of FAQs, website, shoveling sidewalks, etc.. This will be moved as a project to do after the annual meeting.)
- C. Frank will share ideas for minimizing mosquito population around the detention pond. The group discussed non chemical options including bat houses.
- D. Asphalt paths need to be evaluated - not clear this will occur now.
- E. Sign replacement to be followed up on based on costs and priorities.
 - a. Common areas should be clearly identified
 - b. Signs should be relatively nice
 - c. Need to identify which and where and how much
- F. We did have an offer from a homeowner to chair the Architectural Committee. Laura will reach out and speak with her.
- G. Frank brought up concerns about sidewalks in the subdivision. Board discussed homeowner’s responsibilities though some sidewalks border common areas which is the Association’s responsibility.
 - a. Laurie asked Select to walk and identify sidewalks that need repaired that are the association’s responsibility.
 - b. Laurie shared with Frank that if an area is dangerous he can report to the Township and suggest to walk the subdivision.
- H. Group discussed cars that block sidewalks. Michelle will notify the new Township enforcement individual.

Per June 2020 Minutes: Zoom meetings- During these times of COVID, the Board will be meeting electronically via Zoom and the meetings are open to homeowners. Interested homeowners should email the board requesting the specific link to the scheduled Zoom meeting. The Board wants to be sure to be able to use the meeting time to get through the agenda but also provide an opportunity for Homeowner's to participate. The Board has agreed upon Homeowners having 3 minutes at the beginning and end of the meeting to pose concerns, provide input or ask questions. The Board may or may not respond to questions or comments as further information may be necessary to formulate an accurate response.

Parking lot:

1. Pond "status" was reviewed and a field assessment was conducted for plants and species (both native and invasive). Board is not clear what next steps should be, could be or priorities. Costs are a concern as well. Tabling this until someone is willing to take up this project.
2. Increase in trees in our community.

Next VOHP Board meeting will be May 6, 2021 at 6:30 p.m.

Meeting adjourned at 8:07 p.m.