

Village of Hickory Pointe

Homeowners Association

Date August 5, 2021 called to order 6:35 p.m.

Board Meeting

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

Roll Call: Present - Laurie Massie, Laura Hagle, Frank Shumsky and Jeff Dobbs (Select Management). Michelle Anzaldi joined as a Bylaws leader for relevant updates.

The July 3, 2021 meeting was canceled.

Agenda

- I. Approve June Minutes- Laurie moved to approve, Laura seconded. Minutes approved.
- II. Michelle Anzaldi has stepped down from her Board position. There are now two vacant positions.
- III. Finance-
 - A. Frank reviewed finance statements for May with nothing unusual noticed. Frank reported June statements reveal we are 8k over budget due to legal costs and pool repair needs.
 - B. At this time, there is \$21,000 in collections or overdue.
 - C. Four homeowners have outstanding balances of more than \$1000. They were sent letters by Select and will be moving to legal/collections. The overdue notice/ letter was sent to people who still owed for this year's assessments and a second letter was sent to those who owe more than this year.

- D. July financials will also include a report on where we are at with the collections. Jeff will also request a collection activity report from the attorney. The 20 homeowners that are one year behind received notification of dues being overdue.
- II. Update on Legal and Collections - No concerns or updates at this time and it is being monitored.
 - A. Board discussed compliance with township ordinance addressing tree limbs over sidewalks. Laura, Frank and Laurie will walk the phases for the heights - Laura will do Phase II, Laurie will do Phase I and IV, Frank will do Phase III (Shellbark to Gingko).
- III. Infrastructure work - Catch Basins- (18 - 20 remaining) - In June, Board decided to move forward with Metro Sewer to finish the project up. They've been requested to get on it asap. Per Jeff, this work is not scheduled yet.
- IV. Pool -
 - A. Pool opened June 7, 2021.
 - B. Toilet seat required repair and was recently finished. Pool ladder and sprinkler head have been repaired as well.
 - C. Laurie identified relatively recently poured concrete has new cracks. Select stated Iron Creek did this work and maybe should circle back. Select will review. This needs concrete work to repair as well.
 - D. There are sidewalks that are the responsibility of the Association and these need to be repaired as well.
 - E. Jeff reported that Pat will need to come in this fall and redo the caulk joint between the coping stone and the pool deck around the pool. It was patched sufficiently for inspection but requires a more thorough repair after the pool season.
 - F. Rotorooter fed a camera down a drain and discovered one of our drain pipes is cracked. This will need to be fixed after the pool season and before our next winter. This repair will also require concrete work.
 - G. Pipe and concrete repair should occur as soon after the pool closes as possible.
 - H. Board discussed the possibility of updating security camera system to help monitor the pool during and after hours. Needs to be done for 2022. We should also consider the "electronic card" issue again and we may need an upgrade. We should get quotes in the winter, ready to move in the spring.
- V. Landscaping-
 - A. Second round of fertilization was completed.

- B. Board discussed a recent homeowner concern. Frank and Jeff will meet with them to review the concern.
- VII. Architectural Committee- No new issues.
- VIII. Bylaws -
 - A. Michelle completed the list of corrections and sent that to the Attorney.
 - B. Waiting on the Attorney to review and give feedback on the corrections.
 - C. Then we will move forward.
- IX. New Business-
 - A. The Board will continue to reach out to homeowners to inspire and guide those interested in running for the vacated seats.
 - B. Annual Meeting- Board was hoping to set up an annual meeting in September or October but the Township building is not available and there is concern about the rising level of infections and impact on internal meetings.
 - C. Audit - will review at next meeting.
 - D. Deck approval process - will review next meeting.

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.
3. Signs around Common Areas
 - a. How many do we currently have?
 - b. Which would require replacement (prioritize)?

4. Asphalt paths need to be evaluated - not clear this will occur now.
5. 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

The next VOHP Board meeting will be September 2, 2021 at 6:30 p.m.

Meeting adjourned at 7:45 p.m.