

# Village of Hickory Pointe

## Homeowners Association

Date August 6, 2020

### Board Meeting

Due to Governor's order of Shelter in Place (COVID 19), meeting was held via Zoom.

Call to order-

Roll Call: Present - Michelle Anzaldi, Laura Higle, Laurie Massie and Jeff (Select Management Co.)

\*\*July 2020 meeting was cancelled due to various vacations and logistics.

Called to order 6:33 p.m.

Agenda

- I. Approve June Minutes- Laurie moved, Michelle seconded. Minutes approved.
- II. Finance- Jeff gave a quick oversight of financials. As of July we have spent \$5k less than we did last year and year to date we are \$12k under budget.
- III. Detention Pond/System
  - A. Catch Basins- (12 -20 remaining) - Board discussed impact of the Governor's Shelter in Place order and agreed to keep this on hold through the COVID 19 impact. Jeff will call Ken to review and also discuss the mapping once Governor's orders allow. Jeff will report back.
  - B. Status of signs approved in March meeting: 24x18 horizontal sign "No Dumping" "No Trespassing" has been made and posted on a temporary post. Jeff will pursue having a more durable metal street sign post.
- IV. Pool -

- A. Pool Repair - Jeff previously had an estimate of \$3500 - \$4000 (depending on how much etching needs to occur). Estimate includes draining the pool, diamond buffing to work on the masonry of the pool to grind the roughness off of it. Quote came from Aquatic Engineering.
  - B. Board received a firm estimate on July 23 for the pool repairs:
    - 1. \$10,750 - Estimate to replaster Swimming Pool - we might be able to wait a year or two before this is needed. Company thinks it will definitely be needed within two years and we wonder how next year impacts this work. Board decided to wait on this major repair due to trying to be wise about this major investment. The money could be moved to the Reserves in anticipation of this job needing to occur in the future.
    - 2. \$4575 - Estimate for Diamond Polish Existing Pool Surface - this is needed. Laurie moved to diamond polish, Laura seconded. Motion passed.
  - C. The pool pump is still running. Laurie asked about this. Jeff called to inquire about this. Jeff will let us know.
  - D. COVID 19 Compliance expectations prohibited the opening of the pool this year. The Board agreed upon this via email due to answers to questions posed during the June 2020 meeting. The Board will evaluate the impact on Homeowner's dues when budgeting for the year 2021.
- V. Landscaping
- A. Laurie shared observation regarding the work on last year's paths (off of the Shellbark entrance both ways) where grass was seeded appears to not have taken. Garrett is very busy and cannot seed right now. Laurie suggested Chris with CQC. Laurie/ Jeff will look into it. This remains as a fall project.
  - B. There are two trees of concern in the new landscaping at Munger and Hickory Pointe. Three trees have been replaced.
  - C. Replacement of tree in Munger/ Buckley entrance. This tree has been removed, we're not clear if it's going to be replaced.
  - D. Laurie met with Chris and discussed removing dead trees and needing a bid on this.
  - E. Tree (email with Subject - Timber) - Board received an email indicating a tree was mysteriously cut down and it's not clear who did this. Laurie will follow up.
  - F. Irrigation leaking- the leaking has stopped but we are not sure what it was. We assume it was part of the sprinkling system.

VI. Update on Legal- Collections - No concerns or updates at this time and it is being monitored.

A. Delinquent accounts:

- a. There are four older delinquents that remain. (We did not receive the status update from the Attorneys for July yet.) Michelle will reach out for an update of the status on overall collections.
- b. There are seven that are now two years behind which are over the threshold per the Collection policy. These will be sent for our attorney to address.
- c. There are 46 households that haven't paid this year dues but can receive a follow up letter from the Property Management Company.

B. The fence files will be sent to the Attorney for follow up.

VII. Bylaws -

A. Seventh Draft was received. Board discussed one item. Michelle reviewed and found minor changes and will send this to Greg with instructions to get with Jeff (Property Management) to do the mailings.

B. Suggested next steps:

- a. Accept bylaws by email. Board members accept the current draft of bylaws.
- b. Review with attorney for:
  - i. Informational date he's available. Michelle will ask.
  - ii. Is having an informational meeting via Zoom allowed. Michelle will ask.
- c. After steps a and b occur, bylaws would be mailed to all homeowners with an Informational Meeting Date
- d. Informational Meeting for homeowners to ask and learn
- e. 30 day feedback period.
- f. Annual meeting - some can accept bylaws while present at the annual meeting.
- g. Collect votes after.

VIII. New Business-

- A. Annual Meeting- Homeowner's Association will have to wait until the Governor's Orders are lifted and CDC guidelines allow for an Annual meeting.

Per June 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. 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.
2. Frank requested we evaluate killing mosquitoes in the pond. Frank will make a proposal. Probably will do this in the spring.
3. 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.
4. Sign replacement to be followed up on based on costs and priorities.
5. Increase in trees in our community.

Next meeting is September 3, at 6:30 p.m.

Meeting adjourned at 7:35 p.m.