

# Village of Hickory Pointe

## Homeowners Association

Date December 2, 2021

### Board Meeting

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

Called to order- 6:36 p.m. - Roll Call: Present - Laurie Massie, Laura Higle, Chris Warren, Amir Kamal, Frank Shumsky and Jeff Dobbs (Select Management).

#### Minutes

- I. Approve November Minutes- Laurie moved to approve, Chris seconded. Minutes approved.
- II. Select Management Report:
  - A. Updates:
    1. Pool - closed for the season.
    2. Concrete project complete.
    3. Sewer repair complete.
    4. Repair to bottom of pool was completed. Jeff reported "it looks good".
    5. Overall cost for recent sewer repair, pool repair and concrete repair is not available yet. Will be paid out of reserves due to the Reserve Study identifying this required repair.
    6. Facility building winterized.
    7. Crack filling on some existing slabs of concrete still needs to be done. They've been routed but not installed caulk at the time. Follow up next month. Laurie brought up and asked about a downspout in that area which needs reviewing. Jeff will review.

8. Property line - depth of lot using bricks? (Jeff was going to get a tape and measure). Follow up in spring.

III. Previous Discussions:

- A. In August, the Board discussed compliance with township ordinance addressing tree limbs over sidewalks. We asked Jeff to let the Township know we are getting complaints. Follow up in Spring.
- B. Snow maintenance -
  1. Board asked Jeff to get a quote again for us to review the costs and impact on dues. Jeff has asked for a quote. This will come to our January meeting.
  2. Board also discussed having signs posted stating individuals use paths at their own risk
  3. Decisions will be reviewed at the next meeting.
  4. Legal advice will also be researched

IV. Pool -

- A. 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. This was completed.
- B. Upgrade consideration:
  1. Board discussed the possibility of updating security camera system to help monitor the pool during and after hours. Needs to be done for 2022.
  2. We should also consider the "electronic card" issue again. It's been an ongoing issue and we remain locked out of our security system.
  3. By email Laurie asked for more quotes and Laura asked about who will be expected to keep up on card activations. It will also be important to have a rep attend our meeting to talk through the design and quote.
  4. Select had emailed a quote from Guardian. Select identified we need new cards and a new reader but is not sure that we need other new equipment. Select also has questions about monthly monitoring. Select will also find another company to obtain a quote from. New technology includes the possibility of phones, key fobs, etc. Select will learn more about this. Jeff will report back.
  5. Select sent a letter to the homeowner regarding the poison ivy and requested for him to let us know if the matter was not sufficiently resolved. Letter was sent on November 10, 2021.

V. Architectural Committee:

- A. The new homeowners of the sole approved fence is requesting approval for updating the fence. The Board requested they submit their plans for the Board's review. Still no submission.
  - B. Complaints and / or requests from Homeowners:
    - 1. A homeowner complained about a treefort structure as an eye sore. The presence was confirmed by Select (and pictures sent). The Board discussed this structure and the bylaws. Via email, Board agreed structure is in violation of bylaws and a letter should be sent. Jeff drafted a letter. Finalized and approved letter during December meeting. Jeff will send structure letter with due date of December 31, 2021.
    - 2. Recent request for mediation of previous decisions and annexation for this homeowner from our bylaws was discussed and Board decided to hold firm on previous decisions and by law cannot allow annexation.
  - C. Laura completed tasks from previous meeting related to protocol when reaching out to Property Management.
- VI. Finance-
- A. Status: No issues on budget. Board reviewed some line items.
    - 1. Jeff will send a copy of an invoice for a monthly charge for a modem at the pool. Laurie will discuss this with Brian for verification.
    - 2. Board discussed our website and our Google suite and will review.
    - 3. Jeff will bring information to the Board by email or next meeting.
  - B. Collections status: 9 individuals are on the attorney collection report for a total of \$29,000. However three of those remain on the attorney's report and have been there since the Builder ran the Association. Two of the three we do not even know where the individuals are. These will continue to be reviewed until the statute of limitations is reached.
  - C. Active collections - We have 5 lots currently in collections with the attorney. (One less than in September 2021.)
  - D. We have 5 lots currently less than 2 years in arrears. These are homeowners that have not paid for 2021 Association dues.
  - E. We have 4 lots currently less than 1 year in arrears.
  - F. Update on Legal and Collections - no updates.
  - G. Budget for 2022 was shared and will be discussed in more depth in January.
    - 1. Jeff pointed out we may need to add in the monthly service fee for the new system at the pool (probably about \$600/ year).

2. Jeff reduced reserve contribution from \$20k to \$17,500.
  3. New signs for entry into Common Areas are identified in the Reserve Study for 2022.
- II. Bylaws -
- A. Group (Chris Warren, Michelle Anzaldi and Laura Higle) met to review attorney's revisions. Group will report to Board at December meeting and next steps.
  - B. Michelle Anzaldi attended the meeting to discuss where we are at. Michelle will put out a summary of outstanding issues (if they exist).
  - C. All Board members should read the final draft and be sure we support and agree with this version.
  - D. Then final changes will be sent to Greg.
  - E. Decide on time frames for next steps.
- III. New Member Orientation - continued.
- A. Things to do and things to avoid- will discuss in January.
  - B. Board priorities for upcoming year- discuss in January.
  - C. Board Officer Insurance
  - D. Board duties and protections
- IV. Annual Meeting- Discuss in January
- A. Why?
  - B. Agenda items
    1. Budget-
    2. Bylaws -
    3. Election for two Director positions - Laurie and Laura
  - C. Start reviewing for dates
- V. New Business-
- A. Audit - will review at next meeting.
  - B. 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 January 6, 2022 6:30 p.m. via Zoom.

Meeting adjourned at 8:08 p.m.