

# Village of Hickory Pointe

## Homeowners Association

Date December 3, 2020

### Board Meeting

Due to minimizing inadvertent possible COVID transmission, meeting was held via Zoom. There was no formal Board meeting in November 2020.

Call to order- 6:40 p.m. - Roll Call: Present - Laurie Massie, Michelle Anzaldi, Laura Hagle, Frank Shumsky and Jeff (Select Management Co.)

#### Agenda

- I. Approve October Minutes- Laurie moved to approve, Michelle seconded.  
Approved.
- II. Finance-
  - A. Even though we did big pool repairs and landscaping projects we still came in under budget.
  - B. The Diamond Polish on the existing pool surface repair occurred.
  - C. The pool and building are closed down for this season.
  - D. Budget status 2020 currently our expenses are \$3900 under budget and our income is \$9000 less than expected due to unpaid dues.
  - E. The Board discussed probable increase in Legal fees due to expectation of moving forward with new Bylaws, various noncompliance with current bylaws and pursuing delinquency.
  - F. Board discussed 2021 budget and focused on discussion regarding the homeowner dues. The Board also discussed the difficult planning of the budget based on the unknown status of the pool opening in the Spring 2021. (It is probable that COVID safe County requirements will still be in

place and these requirements would increase the pool budget significantly.) The Board also discussed the Reserve recommendation to increase the dues. Given the unknowns, our hope the pool opens and possible increased costs associated with that, the Board decided to not increase or decrease the dues. Michelle moved to set dues for \$420, Laurie seconded. Motion passed.

G. 2021 Budget- was reviewed and discussed. Budget will be presented to the Homeowners at an Annual meeting (if we're able to have it).

### III. Detention Pond/System

A. Catch Basins- (12 -20 remaining) -Completion of the SW quadrant still needs to be completed. The mapping is completed. Estimated between \$1600 and \$2600 but we won't know actual costs until they do the cleaning. (Northern quadrants do not have sumps.) We are hoping it will happen in the near future.

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. Still waiting on this. Supposed to be done this week or next.

### IV. Pool -

A. Pool Repair - Jeff shared the contractor plans on doing the repairs and winterization this month. The pool will need to be drained for these repairs.

B. Next week for the repair, we hope. Labor has been difficult to find for the company.

### V. Landscaping

A. Reseeding occurred of the paths.

B. Garrett replaced the missing Pear tree at Munger/ Hickory Pointe.

C. New Landscaping items:

1. Landscaping around the pool. Bid of \$4950 was proposed by email and accepted by email. Completed and cost was \$4950.
2. 7 trees were mistakenly cut down, 5 were replanted at no cost to the homeowners. Landscaping Company thought two were slated to be removed due to being dead, however the Board disagreed with the Landscaping Company's assumption. There was another significant error earlier in the year. Therefore, we will be seeking new bids due to the multiple errors that have occurred this year and not being able to resolve these mistakes adequately.

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

- A. Delinquent accounts - Five homeowners have delinquencies over \$1,000 and many others are in various stages of delinquency.
  - B. There are some homeowners who owe beyond the amount identified in the Collection Policy. This will be addressed.
  - C. Sheds- Sheds on properties are being addressed by the Attorney.
    - a. Future noncompliance will include a process where management company sends out a notice of non compliance with bylaws prior to an attorney sending a letter.
    - b. Jeff is reviewing how many sheds are present in the subdivision.
- VII. Bylaws -
- A. Eighth Draft was discussed for remaining outstanding issues have been resolved.
  - B. Suggested next steps:
    - a. Board members accept the current draft of bylaws.
    - b. Board chose February 4 as the informational meeting date via zoom for Homeowners (6:30 p.m.).
    - c. Board, Property Management and Attorney will review to approve mailing packet and timeframes for Homeowners. Property Management estimated they would need 3 - 5 business days to get the packet together.
    - d. Homeowners will have a 30 day feedback /comment period.
    - e. Hopefully an inhouse vote will occur at an Annual meeting (but COVID may limit this possibility) or possible gather votes by mail or another way.

VIII. New Business- 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 January 7, 2020 at 6:30 p.m.

Meeting adjourned at 7:33 p.m.