

Village of Hickory Pointe

Homeowners Association

Date December 5, 2019

Board Meeting

Call to order- 6:35 p.m.

Roll Call: Present - Laura Higle, Michelle Anzaldi, Jeff Dobbs (Select Management), Laurie Massey, Jeremy Manning, Frank Shumsky

Agenda

- I. Approve October Minutes- (November's meeting was canceled due to logistics.)
Laura motioned to approve October minutes, Jeremy seconded, motion carried.
- II. Finance-
 - A. Review - Pool chairs and recent landscaping were paid out of operating expenses. We are \$12,443 over budget on expenses (includes the unexpected pool building repair which was reimbursed via Insurance claim which was accounted for in revenue). The over budget item is not signs of mismanagement as we are \$17,111 over budget in revenue. The budget is running a surplus of \$4666. We are on target to add \$20k to Reserves as budgeted.
 - B. Jeff will research new comparable insurance policies for us to review over the next year (including the work Jeremy completed). Jeff will research.
- III. Quote Updates/ Status of projects
 - A. Detention pond - The company performed the cleaning of the access area to the pond. Many things were found in this area. Branches were found, bicycle frames, gutter pieces and other junk. Plastic bags with dog feces (hundreds of them) were also found. The company who performed this task shared concerns about these items and stated that the "little bags of

dog feces are in the storm sewers. The company shared there were a couple of 55 gallon drums full of the bags indicating residents may be walking their dogs, picking up after their dogs and instead of disposing of the feces in trash, they are dropping them in the sewer grates. The company also shared that where they did the work resulted in the pond being deeper and a softer base which could be dangerous if anyone traipses into the pond. The company put up caution tape to alert anyone inclined to traipse. The Board is working on mitigation tactics and minimizing risk. The Board is also asking Jeff to find out how much of an outlier the detention pond risk is compared to baseline risk of detention ponds. We would also like to know what kinds of solutions might be possible.

- B. The Board is warning all residents of this pond area and the importance of not going into the pond or allowing children to play there especially after the recent work.
 - C. The Board also requests that all residents who walk their dogs to pick up after their dogs and throw the animal's byproduct into the trash, not the sewers (little grates in our roads). This warning will also be included in the Annual letter and Annual meeting.
 - D. The Board also discussed sending welcome letters for new homeowners. 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.. Frank will bring a draft version of the letter to the next meeting.
 - E. Catch basins were completed (per email from Jeff).
 - F. Asphalt - The work was completed and reseeding occurred. This area will need monitoring in the spring.
 - G. Shellbark path was completed and should be monitored in the spring.
 - H. Frank requested we evaluate killing mosquitoes in the pond. Frank will make a proposal to the Board. Jeremy identified the need for careful consideration of Board funded projects in some Common Areas but not others. The Board will review when proposal is made.
- IV. Aesthetic Committee:
- A. Rotting Trim -
 - 1. All homes have been delivered three letters, which included warning of legal action and homeowner's incurring that cost. Two houses have negotiated a delay. Four houses need to be taken to the next step. Board discussed the next step. The next step would include letters from our attorney notifying the homeowner is in

violation of the bylaws. Michele moved to refer four cases to the attorney for suit on the enforcement of bylaws. Laurie seconded. Motion passed.

2. Unpleasant color choices - Letters were sent and November 30, This was resolved.

B. Landscaping -

1. Tree replacement occurred (per warranty).
2. Munger/ Hickory Pointe entrance landscaping was completed.
3. New trees on Munger and Phase IV mulch project was completed.
4. Second round of mulching by the trees was completed.
5. Wind Blown Tree Behind Pool- we continue to wait for a quote and discussed this with Jeff (Select Management).

V. Pool

- A. Pool furniture was ordered, waiting for delivery.
- B. Community Building closing - new drain was installed which will help blow out the pipes in preparation for winter and hopefully will avoid pipes bursting due to water not getting out of the pipes. Company will now come out and blow compressed air through the pipes for appropriate winterizing.
- C. Jeff shared concern the pool will require plastering next spring. Further information will be obtained. The work was done by Clearwater in July 2014 in the amount of \$4870 (2 yr. warranty). Jeff shared the information regarding the marsite in the pool itself (it's getting very rough). We will receive quotes.

VI. Update on Legal-

- A. Collections - as of November 30, 2019 we have collected \$33,720 through the collection process.
- B. One last large account exists with the attorney at this time. A payment plan has been worked out.
- C. Legal ledger and collection status update was provided and discussed.

VII. Bylaws -

- A. Board identified status of bylaw revisions.
- B. Michelle sent revisions to attorney. We are waiting for their response.

VIII. New Business-

A. Annual Meeting

- a. Jeff proposed our budget for next year. Board discussed. Jeff will make changes and email to all of us.
- b. Jeff shared the Annual notice letter from last year.
- c. Board discussed not allowing split payments again.

- B. Pond “status” was reviewed and a field assessment was conducted for plants and species (both native and invasive). Board is not clear what the next steps should be, could be or priorities. Costs are a concern as well.

Parking lot:

1. Sign replacement to be followed up on based on costs and priorities.
2. Increase in trees in our community.
3. Early spring 2020 remarkite the pool.

Next meeting is January 9, at 6:30 p.m.

Meeting adjourned at 8:05 p.m.