

Village of Hickory Pointe

Homeowners Association

Date June 3, 2021 called to order 6:32 p.m.

Board Meeting

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

Call to order-.. - Roll Call: Present - Laurie Massie, Michelle Anzaldi, Laura Higle, Frank Shumsky and Jeff Dobbs (Select Management)

Agenda

- I. Approve May Minutes- Laurie moved to approve, Michelle seconded. Minutes approved.
- II. Finance-
 - A. No new finances for May. Frank reviewed April with nothing unusual to report.
 - B. Michelle identified there is \$21,000 in delinquent dues.
 - C. The four who are more than \$800 delinquent received a letter.
 - D. The 20 homeowners that are one year behind received the relevant letter.
 - E. Another four have been sent to collections and are in the process.
 - F. Collection letter (per Michelle's submission) - was shared and agreed to be used from this point forward.
- II. Infrastructure work - Detention Pond/System
 - A. Catch Basins- (18 - 20 remaining) -Update - Iron Creek will not provide a firm timeline due to other projects with no end. Another company was reached out to (Metro Sewer) who reported they could get to this within a month. (Completion of the SW quadrant still needs to be completed.

Northern quadrants do not have sumps.) Board decided to move forward with Metro Sewer to finish the project up.

B. Continue to monitor.

III. Pool -

- A. A letter was mailed to homeowners and volunteers have responded to assisting with meeting Washtenaw County's Public Health Dept COVID 19 guidelines.
- B. A new cleaning company has been identified and will be an increase on the budget. They will clean every Thursday. Board accepted this company.
- C. Laurie and Select Management met and reviewed the status of the pool in preparation for the upcoming inspection.
- D. We are still concerned about the need for morning and night opening and closing routines. Laurie has found someone to assist as a paid position. The Board approved this. Duties include straightening, organizing, trash removal, making sure no problems are occurring, etc..
- E. Select Management will be checking the pool pass system to make sure it is working.
- F. New guidelines lifted the following limitations: limited capacity (lower than previously authorized), the need to social distance, and the need to wear masks. The need to sanitize frequently touched surfaces (gate, door handles, tables, chairs etc.) continues to exist.
- G. Laurie discussed having a meeting with volunteers to help them understand the process and needs.
- H. Pool hours will remain the same.
- I. We are hoping to open the pool on Monday, June 7, 2021.
- J. 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.
- K. Laurie identified relatively recently poured concrete has new cracks. Select stated Iron Creek did this work and maybe should circle back. Select will review.
- L. New hand sanitizers, soap dispensers, toilet paper holders have all been updated and/or repaired.
- M. Shower has been fixed.
- N. Board discussed the possibility of updating security camera system to help monitor the pool during and after hours.

IV. Landscaping-

- A. Spring fertilization- Waiting for status of second round of fertilization.

- B. CQC reviewed the poison ivy but the company does not think it's poison ivy. Laurie will request the homeowner to send a picture of the plant.
 - C. Ticks- we received a quote and the chemical which would be used. We solicited feedback from homeowners. Laura posted an announcement on the website seeking feedback/ input on spraying. Laura also posted the link to the announcement on FB. 227 were reached on the post. Per feedback on facebook - eleven supported spraying, 6 were either "NO" or wanted something less toxic/ more environmentally friendly. Via email - two supported, one did not want intense chemicals. Frank and Laura support spraying; Michelle and Laurie do not. Michelle stated if an equal vote occurs the motion fails. The Board did discuss the problem of a missing Board seat.
 - D. Mosquitoes near the pond - Frank searched the internet and stated aerating the pond is the best solution and then found a commonly identified solution of "Mosquito Bits" found at Home Depot. Frank sent information to the Board. The Board decided to not move forward with this.
- V. Update on Legal and Collections - No concerns or updates at this time and it is being monitored.
- A. \$21,000 in delinquent dues.
 - B. Four were sent letters by Select and may be moving to legal.
 - C. Tree limbs over sidewalks are too low (people hit their head on the limbs) and are the responsibility of the township.
- VII. Architectural Committee
- A. Kate Robinson has offered to lead the Architectural Committee.
 - B. Laurie will speak in depth with her about this committee and process.
 - C. Board discussed some history of identifying what might be architectural issues.
 - D. Laurie and Kate will walk the subdivision to discuss.
- II. VIII. Bylaws -
- A. The Board and informal group discussed a date to resume discussion. Board identified June 10.
 - B. The final feedback from homeowners via emails will be reviewed.
 - C. Michelle will email a summary of the feedback.
- IX. New Business-
- A. The Board will reach out to homeowners to inspire and guide those interested in filling the seat can email the Board.

- B. Annual Meeting- Homeowner's Association will have to wait until the Governor's Orders are lifted and CDC guidelines allow for a large gathering (capacity will at least have to be 100 or more likely 258?).
- C. Frank brought up concerns about sidewalks in the subdivision. Board discussed homeowner's responsibilities though some sidewalks border common areas which is the Association's responsibility.
 - a. Laurie asked Select to walk and identify sidewalks that need repaired that are the association's responsibility. Jeff walked them and only found three areas that could use some replacement.
 - b. Laurie asked to get quotes. Jeff will try.
- D. Group discussed cars that block sidewalks. Michelle will notify the new Township enforcement individual.
- E. Audit - will review at next meeting.
- F. Homeowner's report of flooding near community building - May 15, 2021 - follow up - what was the root problem (pool man was out that day and water was inadvertently left running), has this happened before (yes, two years ago). Laurie reached out to a company to obtain a quote to consider changing vendors. Laura asked, in emergency situations, what is a reasonable expectation of response from Select? There is no clear response for this.
- G. Old pool furniture has been removed.
- H. 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 July 3, 2021 meeting is canceled.

The next VOHP Board meeting will be August 5, 2021 at 6:30 p.m.

Meeting adjourned at 8:15 p.m.