

Village of Hickory Pointe

Homeowners Association

Date June 4, 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, Frank Shumsky, Laurie Massie and Jeff (Select Management Co.) Sarah & Matthew Snyder- homeowner.

Agenda

- I. Approve May Minutes- Laurie moved, Laura seconded. Minutes approved
- II. Finance- All is within normal budgeting at this time (based on April month's end).
- 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.
 - B. Status of signs approved in March meeting: Sign was ordered (not made). 24x18 horizontal sign "No Dumping" "No Trespassing" CVC will put up a post and hang the sign. The sign is made. After the COVID order allows, Chris (CQC) will post the sign.
- IV. Pool -
 - A. Jeff has an estimate of \$3500 - \$4000 (depending on how much etching needs to occur). Quote includes draining the pool, diamond buffing to work on the marsite of the pool to grind the roughness off of it. Quote

came from Aquatic Engineering. If the pool doesn't open this year, the marsite repair could be done. Otherwise we would wait until the fall.

- B. Governor's orders and Washtenaw Public Health guidelines are challenging (due to COVID).
- C. COVID 19 Compliance expectations
 - 1. 50% capacity- Board discussed concerning logistics of how we would manage this?
 - 2. Insurance policy will not cover legal defense costs if sued for catching COVID.
 - 3. Increased cleaning of bathrooms. Board wondered if we can keep the bathrooms closed. Follow up will occur.
 - 4. Do we need to have an employee onsite? Jeff has asked but has not received an answer.
 - 5. If we have an employee, the guidelines mandate a supervisor in place.
 - 6. The pool is open 84 hours/ week. This suggests a total of 4 employees and each works a 40 hour work week.
 - 7. Board expressed concerns about the impact on our budget?
 - 8. Jeff shared the County is still expecting the pool to have the cover off and kept clean. The costs of this is not clear.
 - 9. If we do not open the pool to homeowners can we refund some of the fees? This is not clear due to budget needs.
 - 10. We would need a "COVID Plan" per Washtenaw County Public Health Guidelines.
 - 11. If the water gets turned on, does the shower / tower go up?

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.
- B. There are two trees of concern in the new landscaping at Munger and Hickory Pointe. Three trees have been replaced.

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

VII. Bylaws -

- A. Seventh Draft was received.
- B. Suggested next steps:
 - a. Board accept this draft of bylaws by email.

- b. Review with attorney for:
 - i. Informational date he's available
 - ii. Is having an informational meeting via Zoom allowed.
- c. After steps a and b occur, bylaws would be mailed to all homeowners with an Informational Meeting Date (Zoom).
- d. Informational Meeting for homeowners to learn about the proposed bylaws and ask questions if needed.
- e. Allow homeowners a 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. 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.
- B. Annual Meeting- Homeowner's Association will have to wait until the Governor's Orders are lifted and CDC guidelines allow for an Annual meeting.

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 July 2, at 6:30 p.m. (However, given the holiday this meeting might be canceled.)

Meeting adjourned at 7:45 p.m.