

Village of Hickory Pointe

Homeowners Association

Date: June 6, 2019

Board Meeting

Call to order- 6:41 p.m..

Roll Call: Present - Wail Aljirafi and his wife Samyeh Zindani (observing homeowners); Laurie Massie; Laura Higle; Michelle Anzaldi; Frank Shumsky IV; Select Management (Jeff)

Agenda

- I. Approve May Minutes- Laurie moved to approve, Michelle seconded. Approved.
- II. Finance- No invoice on repairs for the Community Building after continual requests. Board members shared with Select Management that we are not able to pursue the insurance claim until we have an Invoice. Jeff shared insurance will not cover the repairs of the broken pipe but will cover costs of water damage with a deductible of \$250.00. Discussion included reviewing the insurance policy (past and present). Michelle will send out the policy for the Board to review.

Additional item discussed: Outstanding dues for this year are 25 homes with two people half paid for a total of \$10,080. Late notices have already gone out.

- III. Sprinklers have been turned on.
- IV. Update on Legal- Year to date returns include (from attorney) \$15,570 (includes original overdue fees, interest and attorney fees). Four are still in the process.

V. Quote Updates/ Status of projects

A. Catch Basin- Cleaning of catch basins occurred. They began at the north end. North sections do not have sumps; south sections have sumps. Ken (Engineering Technologies Corporation) provided a report and estimate. \$1600 for the SE quadrant; we are anticipating another \$1600 for the SW quadrant. We had approved \$6000 for this so we well below the allowed amount.

1. The engineer recommends leaving the North side as it is.
2. There is a \$10,200 quote to “dig out” the detention pond.
3. There is \$8k allocated for the next several years (from the Reserve study) that will not be needed.
4. Board discussed timing of what is required on the detention pond. Timing seems important to help the design function in the most efficient manner. Laurie moved to approve the \$10,200 repair through Iron Creek. Laura seconded. Motion approved. Jeff will move forward with Iron Creek.

B. Asphalt - We are waiting on the paths to dry out. We are concerned about the impact on the sequence of events (paths must be redone before we can hydroseed and this also has an impact on planted trees which have a warranty assigned to them). ASC is the company. It is not clear what their workload is due to the abnormal amount of rain.

VI. Aesthetic Committee:

A. Fence repair update - Jeff did send a letter.

B. Rotting Trim -

1. Laurie requested a list (from Select Management - Jeff) of who has already received “rotting trim letters” so we can track who has received letters and who needs to receive.
2. Board revisited the discussion re: sharing vendors with homeowners to help with finding resources. Frank will contact the vendors and share information.

C. Unpleasant color choices - Addresses need to be collected and letter sent referencing the bylaws. Jeremy will get the addresses (per May minutes). Jeremy will be reminded of this volunteered task.

D. Sign Removal- Signs were removed.

E. Solar Panel Approval letter- Frank will draft an approval letter per May minutes. Frank will share at next meeting.

F. Landscaping -

1. Laurie asked about the invoice for fertilization. The invoice hasn't come in. It's not clear if the fertilization / weed spray occurred. If it

hasn't occurred, it might not be required. Laurie requested this be reviewed and Jeff said he will review this issue.

2. Garrett needs to seed the new trees by Crane after CQC's work has occurred. This was supposed to occur. Warranty work may be required if the trees are dying.
3. Michelle had contacted the Township regarding this. Township confirmed the damage was not DTE it was ITC (International Transmission Company) due to Township work. ITC should make these repairs. Feedback from Chris / mowing will help identify if repairs are sufficient.

VII. Pool -

- A. Company (Will Tech) is now GFI who will evaluate the system. Their fee and hourly rate was reviewed.
- B. We are having difficulty activating cards. It is understood this is the responsibility of Select but they are not able to access the system. Brian Massie performed this function free in 2018 (as a favor to the Homeowner's during a transition). However, it cannot be expected to be maintained by a homeowner, for free. Cost to support this system (by a homeowner) was reviewed. Laura moved to pay Brian to activate 10 cards while we find a solution for ongoing card activation. Michelle seconded it. Motion carried. The Board discussed the importance of clarifying responsibility and costs involved in this issue.
- C. Frank moved to pay Brian to train Selected however, there was no second to support this motion. Motion did not move forward. Laurie will ask Brian if he is willing to teach Frank how to do this as Frank indicated willingness to be taught..

VIII. Bylaws - Michelle sent our revised bylaws to the attorney. We are now in the queue. We are waiting for the drafts.

IX. New Business- no new business at this time.

- Board received a request regarding regulations concerning visible garden container though by laws do not delineate regulations (Laurie will respond).
- Board also received a request re: RV in homeowner driveway. A response to homeowner will be sent by Laura.

Parking lot:

1. Pond evaluation (pond scum)
2. Sign replacement to be followed up on based on costs and priorities.

Meeting adjourned at 8:20 p.m.