

# Village of Hickory Pointe

## Homeowners Association

Date March 3, 2021

### Board Meeting

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

Called to order- 6:35 p.m. - Roll Call: Present - Laurie Massie, Laura Higle, Chris Warren, Frank Shumsky, Amir Kamal, and Jeff Dobbs (Select Management). Michelle Anzaldi

#### Minutes

- I. Approve January Minutes-
  - A. Approved
- II. Approve February Minutes
  - A. Minutes distributed to Board prior to meeting
  - B. Approved
- III. Select Management Report:
  - A. Updates:
    1. No financial statements yet, Board should receive in next few days
    2. Signage for walking paths - posts
      - a) Jeff has not found anything that would be sturdy enough
      - b) Jeff recommends a basic 4x4 post, wrapped with aluminum
      - c) Jeff will send a few photos of ornamental tops for review
      - d) Carry forward to the April meeting.
    3. Pool House Access cards

- a) Waiting on Amir to try and get into system (Amir is remote today, but will try once he returns from travel)
  - b) Board will need to make decision next month
  - c) Carry forward to the April meeting.
4. Letters were sent to two homeowners in response to complaints following review by the Board.

IV. Previous Discussions:

A. Snow maintenance -

1. Signage regarding the walking path maintenance was covered in the Select Management Report (Section III)

V. Pool - Carried Forward for March

A. Technology upgrade consideration:

1. Amir is still working on this. Jeff will send instructions that he has to Amir to see if Amir can access the system.

VI. Architectural Committee:

A. Complaints and / or requests from Homeowners:

1. Homeowner reached out to Board regarding outstanding complaints
  - a) Per February Meeting Minutes, review of available communication indicate Board had failed to respond previously.
  - b) Select responded with a letter as noted in the report.
2. Complaint of fence in neighborhood.
  - a) Board was not aware of the fence and will need to review the fence and revisit in March.
  - b) Board is unable to reach a conclusion based on current available information and time constraints of meeting.
  - c) Carry forward to April

B. Requests for Approval

1. No requests were received.

VII. Finance-

A. January Financial Report

1. Per Frank, everything is following budget.
2. Pool expenses from 2021 closure did show up. They had been delayed due to COVID-19.

B. Review of February financial report.

1. Report not available yet due to proximity to end of month

C. Update on Legal and Collections

1. Collections status: 7 individuals are on the attorney collection report, a reduction of 2 individuals who have now paid in full. However three of those remain on the attorney's report and have been there since the Builder ran the Association. Two of the three we do not even know where the individuals are. These will continue to be reviewed until the statute of limitations is reached.
2. Active collections - We have 5 lots currently in collections with the attorney.
  - a) Select (Jeff) forwarded a request from a homeowner requesting that the Board wave legal fees for a homeowner who had been sent to collections and has been in default since 2018.
    - (1) Board discussed and agreed that remaining homeowners should not absorb fees as a result of a single homeowner's failure to pay dues.
  - b) One homeowner who was not in collections was advised that they had until February 20th to establish a payment plan.
    - (1) A partial payment was submitted on February 28th, but a payment plan was not signed at that time
    - (2) The plan may have been sent to a different office.
    - (3) Carry forward to April for follow up.
3. Foreclosures: Note - identifying information removed. This remains a serious matter and there was much discussion before deciding to send a Homeowner to foreclosure. At foreclosure, the court contacts the homeowner. At that point, the homeowner has the opportunity to arrange a payment plan.
  - a) Homeowner owes current total \$1,830
    - (1) Per February Minutes, no payment has been received or response to correspondence from Board or Attorney, there was a prior history of being in collections, and a lien had been placed on the property in 2018 and was paid.

- (2) Board approved to move toward foreclosure in February
- (3) Homeowner has since paid in full, legal fees for drafting the foreclosure letter were waived.
- b) A separate home owner has balance of \$2,408 balance
  - (1) Per February Minutes, no payment has been received or response to correspondence from Board or Attorney, and this house has been in collections twice prior.
  - (2) Board voted previously to send to foreclosure in February
  - (3) The Association attorney recommended waiting to file a complaint until after 2022 association fees were due.
  - (4) Board agreed to follow legal recommendations and wait to proceed.
  - (5) Will carry this item forward to April's meeting.

VIII. Bylaws -

- A. Michelle Anzaldi attended the meeting again to discuss status. Michelle was not able to send the updates to the Attorney prior to the March meeting, but will send next week (Week of Mar 6th).
- B. Once the Board receives a final draft from the Attorney they will review the document.
- C. Pending no further changes, the Attorney will mail a copy to the neighborhood.
- D. The Board will then schedule a meeting to vote on the proposed bylaws.
- E. Carry forward to April

IX. New Member Orientation - continued.

- A. Board Officer Insurance - Carried over to April Meeting
- B. Board duties and protections - Carried over to April Meeting
- C. Not discussed in March meeting.

X. Annual Meeting

- A. Agenda items
  - 1. Budget
  - 2. Bylaws
  - 3. Election for two Director positions - Laurie and Laura
- B. Start reviewing for dates

1. Would like to meet on May 12th at 6:30pm if Township meeting space is available.
2. Michelle will check with Pittsfield Township on availability

C. Carry forward to April

XI. New Business-

- A. Request to Attorney about harassing emails
  - a. Attorney is developing a response that will be reviewed by the Board prior to sending.
- B. Complaint regarding multiple sheds in neighborhood
  - a. Not able to address this due to time constraints of the meeting
  - b. Carry forward to April
- C. Audit - will review at the next meeting.
- D. Deck approval process - will review next meeting.

XII. Follow Up in Spring:

- A. Property line - depth of lot using bricks? (Jeff was going to get a tape and measure). Follow up in spring.
- B. In August, the Board discussed compliance with township ordinance addressing tree limbs over sidewalks. We asked Jeff to let the Township know we are getting complaints. Follow up in Spring.

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 next VOHP Board meeting will be April 5th, 2022 6:30 p.m. via Zoom.

Meeting adjourned at 7:55 p.m.