

Village of Hickory Pointe

Homeowners Association

Date May 6, 2021 called to order 6:33 p.m.

Board Meeting

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

Call to order-.. - Roll Call: Present - Laurie Massie (internet difficulties), Michelle Anzaldi, Laura Hagle, Frank Shumsky and Jeff (Select Management Co.- internet difficulties that resulted in Jeff dropping off several times).

Homeowners - Wail Aljirafi, Kate Robinson

Agenda

- I. Approve March Minutes- Laura moved to approve, Michelle seconded. Minutes approved.

- II. Finance-
 - A. April financial statement not available for review prior to meeting.
 - B. Dues update -
 1. As of today, there are four units that are in collections.
 2. Seven that just hit the two year mark.
 - a) None of the seven are in any kind of an agreed payment plan.
 - b) Overdue notice will go to these seven. They will have until the end of the month to respond.
 - c) Select Management standard Late Notice was reviewed by the Board. The letter needs revision to be applicable to our homeowners and also include payment plan options.

Michelle offered to circulate a draft letter with the Board and then send it to Jeff.

3. Twenty-two units are overdue for 2021 dues.
 - a) These units should get overdue notice.
 - b) Board clarified this late notice letter should come from the Property Management company and not go to legal yet.

II. Infrastructure work - Detention Pond/System

- A. Catch Basins- (12 -20 remaining) -Update - Jeff reached out and advocated strongly for a timeline of completion. No response yet. (Completion of the SW quadrant still needs to be completed. (Northern quadrants do not have sumps.) Jeff will reach out again.
- B. Continue to monitor - work initiated in 2019.

III. Pool -

- A. New County guidelines updated May 1 but no changes. Guidelines continue to require attendants to monitor 50% capacity; someone to monitor social distancing; sanitize frequently touched surfaces (gate, door handles, tables, chairs etc.).
- B. Laurie proposed a mailing to homeowners indicating the need to fill these positions in order to open the pool and if anyone was interested in these positions. Laurie will write a letter to the Board for review.
- C. Pool opening is progressing and getting ready to pursue an inspection. (No leaks from the winter.) Laurie requested Select to reinstate garbage collection.
- D. Resource needs
 1. The Association needs someone who will clean the bathrooms weekly.
 2. The Association needs people who will monitor social distancing guidelines.
 3. Select clarified:
 - a) We need to post the expectations of social distancing.
 - b) A monitor doesn't have to be there full time, just multiple times a day.
 - c) Someone needs to be available and at the pool within 15 minutes, in case there is a problem at the pool and it needs to be shut down.
 - d) Select Management (Jeff) stated as long as these guidelines are followed, we are fine.
 4. Normal capacity is 99 individuals. COVID guidelines now restricts this to 50% (49 people). Will need signage about this.

5. Board discussed asking homeowners who visit the pool to monitor for expectations and having one phone number to contact in case the pool needs to be shut down.
 6. Board discussed using the position to clean bathrooms to also work the major / busy time frames of pool attendance. Board discussed using this position to be the individual contacted in case the pool needs to be shutdown. Monitoring focus is on monitoring the number of individuals in the pool.
 7. Laurie will talk to the contact that Frank found. Laurie will update the Board.
- E. Pool will still need a permit which is contingent on the inspection. Once the inspection is completed Jeff will submit the inspection to the State and wait for the permit to arrive.
 - F. Chlorine prices are going up. We are expecting an impact on our budget.
 - G. Discussion about old furniture, Laurie will take care of the disposal of this.
- IV. Landscaping-
- A. Spring fertilization- Select said it was done last Friday.
 - B. Select will follow up with CQC on the poison ivy of the homeowner.
 - C. Ticks- a Homeowner wrote and said her dog had several ticks after being in the common area. The homeowner requested the Board consider spraying for ticks. The Board requested Select to seek a quote from CQC.
 - D. Frank searched the internet and stated he read that aerating the pond is the best solution and then found a commonly identified solution of "Mosquito Bits" found at Home Depot. Frank will send more information to the Board.
 - E. Board reviewed the bylaws concerning seeding a front yard vs sod. This issue was addressed by the previous board in 2016. No change.
- V. Update on Legal- Collections - No concerns or updates at this time and it is being monitored.
- A. No updates because financials have not been shared with us.
 - B. The shed has been removed.
- VII. Architectural Committee
- A. Kate Robinson has offered to lead the Architectural Committee.
 - B. The Board appointed her to the Chair of the Architectural Committee. Kate accepted.
 - C. Laurie will speak in depth with her about this committee and process.
 - D. Board discussed some history of identifying what might be architectural issues.
 - E. Laurie and Kate will walk the subdivision to discuss.

VIII. Bylaws -

- A. The Board and informal group discussed a date to resume discussion. Board identified May 20.
- B. Laura will email a Zoom link for this meeting and include previously interested homeowners on the email invitation.

IX. New Business-

- A. Annual Meeting- Homeowner's Association is still waiting for the State to allow indoor meetings with more than 200 people attending.
- B. Per previous request, Select walked the common area sidewalks and found three cracks. Laurie requested Select to obtain a quote to repair these. (Other sidewalk cracks are the responsibility of the homeowner).
- C. Group discussed cars that block sidewalks. Michelle will notify the new Township enforcement individual.

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. Welcome letter - Frank identified this would be helpful and will draft something. (Added in 2019, reviewed April and May 2021, moved back to parking lot June 2021.)
4. Signs around Common Areas
 - a. How many do we currently have?
 - b. Which would require replacement (prioritize)?
5. Asphalt paths need to be evaluated - not clear this will occur now.

6. 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

Next VOHP Board meeting will be June 3, 2021 at 6:30 p.m.

Meeting adjourned at 8:12 p.m.