

Village of Hickory Pointe

Homeowners Association

Date: October 10, 2019

Board Meeting

Call to order- 6:36 p.m.

Roll Call: Present - Laura Higle, Laurie Massey; Michelle Anzaldi; Jeff Dobbs (Select Management)

Agenda

- I. Approve September Minutes- Michelle moved to approve, Laurie seconded. Minutes approved.
- II. Finance-
 - A. Review - By email Frank shared there were no concerns with financial statements.
 - B. Insurance - Board is comparing a simple renewal of the Association's Insurance Policy or go with a new company and policy. The current policy renews on 10/25/19. Michelle moved to accept current coverage (contents and pool building) and renew on 10/25/19. Laurie seconded, motion passed. Jeff will research new comparable policies for us to review over the next year (including the work Jeremy completed).
- III. Update on Legal-
 - A. Collections - One major collection came through. Another is almost paid in full. At this time, there is only one major account with a large balance (we are in foreclosure with this account). The Attorneys have helped us collect \$25,193 year to date (while September collected \$5471). The Board is very pleased, thanked and congratulated Michelle for the work she has accomplished over the years.

- B. The remainder of dues owed on the books are mostly around one year with a couple of house two years overdue. Board will continue to review and monitor.
 - C. Next month we will review the Collection Policy.
 - D. Ledger update will be provided when the remaining Board members are present.
- IV. Quote Updates/ Status of projects
- A. Detention pond - Jeff hasn't heard when the company will perform the work. The company continues to target this fall (the remaining catch basins- southwest quadrant- and the work on the detention pond).
 - B. Asphalt - The work may be completed but needs a review.
 - C. Reseeding occurred on the new pathways.
 - D. Shellbark path still needs to be looked at for reseeding. Jeff will address.
- V. Aesthetic Committee:
- A. Rotting Trim -
 1. All homes have been delivered their letters and November 30, 2019 continues to be the target date.
 2. Unpleasant color choices - Letters were sent and November 30, 2019 continues to be the target date.
 - B. Landscaping -
 1. Tree replacement will the occur end of next week.
 2. Munger/ Hickory Pointe entrance will start end of next week. Clarification is required on the "Mums". Mums will now be a flowering shrub or another type of perennial or burning bush or something.
 3. Laurie shared concerns about new trees on Munger and Phase IV - quoted price of \$850 for mulch and delivery. Laurie moved to accept this quote, Michelle seconded. Motion passed.
- VI. Pool
- A. Pool furniture has been approved via email. Colors were chosen (Teal Grade A and Textured Silver frame). Jeff will order the furniture.
 - B. Large garbage pick up is scheduled for Tuesday.
 - C. Community Building closing Laurie suggested going with a company who closes facilities for the winter. Laura agreed. Michelle will check on who winterizes for the township and which companies have winterized the buildings in the past. We will discuss by email.
 - D. Jeff shared concern the pool will require plastering next spring. Further information will be obtained. The work was done by Clearwater in July 2014 in the amount of \$4870 (2 yr. warranty). Jeff will get quotes.

VI. Bylaws -

- A. The Board will try to meet to review the Bylaws on October 26, 2019 5:00 p.m. at Michelle's house.
- B. Board will consider limiting the percentage of homes that can be turned into rentals as part of the bylaws.

VII. New Business-

- A. Pond "status" will be reviewed -Michelle spoke to Harry Sheehan (Washtenaw County Drain Commissioner) and Catherine Wytychak. Ms. Wytychak is a water quality specialist and is coming to the pond on Wednesday to conduct a field assessment for plants and species present (both native and invasive).
- B. Back to school event went well, large turnout and fun.

Parking lot:

- 1. Sign replacement to be followed up on based on costs and priorities.
- 2. Increase in trees in our community.
- 3. Early spring 2020 remarkete the pool.

Next meeting is November 7 at 6:30 p.m.

Meeting adjourned at 7:45 p.m.