

# Village of Hickory Pointe

## Homeowners Association

Date September 3, 2020

### Board Meeting

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

Call to order- 7:07 p.m.

Roll Call: Present - Laurie Massie, Michelle Anzaldi, Frank Shumsky, Laura Higle, and Jeff (Select Management Co.)

#### Agenda

- I. Approve August Minutes- Laura moved, Michelle seconded. Minutes approved.
- II. Finance- Jeff gave a quick oversight of financials. Frank reviewed finances and has no concerns.
- III. Detention Pond/System
  - A. Catch Basins- (12 -20 remaining) - Jeff and Ken have started the mapping and the project remains in progress.
  - B. Status of signs approved in March meeting: 24x18 horizontal sign “No Dumping” “No Trespassing” has been made and posted on a temporary post. Jeff will pursue having a more durable metal street sign post.
- IV. Pool -
  - A. Pool Repair - Jeff shared the contractor plans on doing the repairs and winterization this month. The pool will need to be drained for these repairs.
  - B. The pool pump is still running. Laurie asked about this. This is normal part of circulating the water.
- 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. This remains as a fall project. Garrett is planning on redoing this as soon as weather changes a bit.
  - B. Garrett will be replacing the missing tree at Munger/ Hickory Pointe.
  - C. Tree on the berm at Bitternut/ Crane entrance has already been replaced and is not under warranty. Jeff has submitted an estimate to have it replaced by Garrett. Board is considering a different company to replace this tree.
  - D. Laurie met with Chris and discussed removing dead trees and needing a bid on this. The bid was received and the work was completed.
  - E. Irrigation leaking- the leaking has stopped but we are not sure what it was. We assume it was part of the sprinkling system. This was repaired and the landscaping will be regraded.
- VI. Update on Legal- Collections - No concerns or updates at this time and it is being monitored.
- A. Delinquent accounts:
    - a. There are four older delinquents that remain. Continues to be monitored.
    - b. There are seven that are now two years behind which are over the threshold per the Collection policy. These will be sent for our attorney to address. The attorney has worked on these.
    - c. There are 46 households that haven't paid this year dues but did receive a follow up letter from the Property Management Company this week (week of August 30 2020).
  - B. The fence files will be sent to the Attorney for follow up. Both of these were resolved.
  - C. The Board received several complaints from homeowners in the past month.
    - a. These were responded to, investigated and addressed.
    - b. The Board reviewed the importance of letting homeowners be aware of the non-emergent police telephone number (734.944.4911) to report issues related to the Township (but not the County). This will also be added as an FAQ item to the website.
  - D. Sheds- Sheds on properties are being addressed by the Attorney.
    - a. Board discussed recent review and identification of sheds. Board considered allowing sheds already present without documented

prior approval a time frame to take the shed down; Michelle will speak to the attorney about this. Newly constructed sheds will need to be removed within the two week time period.

b. Jeff is reviewing how many sheds are present in the subdivision.

#### VII. Bylaws -

A. Eighth Draft was discussed for remaining outstanding issues to be resolved. Michelle will follow up.

B. Suggested next steps:

a. Accept bylaws by email. Board members accept the current draft of bylaws.

b. Review with attorney for:

i. Informational date he's available. Michelle will ask.

ii. Awaiting dates from the Attorney for the Zoom Informational meeting.

c. After steps a and b occur, bylaws would be mailed to all homeowners with an Informational Meeting Date.

d. Informational Meeting for homeowners to ask and learn.

e. 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. Annual Meeting- Homeowner's Association will have to wait until the Governor's Orders are lifted and CDC guidelines allow for an Annual meeting.

Per June 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. 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 October 1, 2020 at 6:30 p.m.

Meeting adjourned at 8:26 p.m.