

Village of Hickory Pointe

Homeowners Association

Date: September 5, 2019

Board Meeting

Call to order- 6:33 p.m.

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

Agenda

- I. Approve August Minutes- Laurie moved to approve, Laura seconded. Minutes accepted.

- II. Finance-
 - A. Review - Revenue and expenses are within expected ranges.
 - B. Invoice for Community Building and Insurance Claim status - Invoice received. Insurance claim paid \$6,786 (after \$250 deductible).
 - C. Insurance Policy Renewal or New- Current policy protects contents of community building. Jeremy had researched another policy/company. The new policy would have a higher deductible and a much lower premium with significant savings. Association has had minimal historical claims. Policies were compared. The Board is requesting equivalent coverage between the policies and offer the current company an opportunity to compete with the new quote. The Board also discussed Workmen's Comp policy. Jeremy will seek out Workmen's Comp policy quotes as well. Jeff will also seek out Workmen's Comp options. Decisions will have to be by email due to logistical issues with next month's meeting.

III. Update on Legal-

- A. Overdue Homeowner fees - still in process.
- B. Michelle stated ledgers will be reviewed next month.

IV. Quote Updates/ Status of projects

- A. Detention pond - Jeff (Select Management) stated the work will occur in September (the remaining catch basins- southwest quadrant- and the work on the detention pond). Jeff shared this is still current.
- B. Asphalt - The work started but has not moved on, the Board expressed concern with the lingering work, equipment lingering and overall frustration of the Board and residents. Jeff has been requesting information repeatedly and continues to hear information that does not pan out. Jeff shared they stated they would be out 9/6/2019. The Board expressed concern. An announcement will be posted on our website apologizing to our neighbors.

V. Aesthetic Committee:

- A. Fence situation - Jeff will sent a letter thanking the homeowners for removing the fence.
- B. Rotting Trim -
 - 1. Seven houses have not responded to the letters and will receive one more letter with information that the issue will be forwarded to legal where the homeowner may incur costs and the homeowner must have this resolved or discuss with Select by November 30, 2019. After November 30, 2019 the remaining houses will be moved to Legal for assistance. Laurie moved for this issue to be moved to the attorney, Frank seconded. Motion carried. Process will be implemented.
 - 2. Board had revisited the discussion re: Frank researched the possibility of sharing vendors with homeowners in hopes of efficiency and cost savings for residents. Frank shared the vendors were not interested in offering a neighborhood rate.
- C. Unpleasant color choices - Jeremy shared the addresses and letters were sent.
- D. Solar Panel Approval letter was sent out.
- E. Landscaping -
 - 1. Jeff reported the trees we were concerned about are under Warranty. Garrett will replace these trees before November.

2. Sprinklers- were turned on. Jeremy shared the sprinklers are working.

F. Reseeding after asphalt work is done will probably cost \$786. Waiting on asphalt.

G. Board reviewed the landscaping quote (Cleveland Pears and ornamental grasses with mums and sod ring around the edge) for Munger/ Hickory Pointe entrance. Laurie moved to support the work, Laura seconded. Motion carried.

VI. Pool -

A. Jeremy hung a new clock.

B. Board agreed the pool should close September 9, 2019. An announcement will be posted on the website.

C. Winterizing concerns / schedule - deferred until next meeting.

VII. Bylaws - Drafts of changes have been shared with Michelle who will email the changes to the Board. We will review at next meeting. Michelle also shared timelines and steps of bylaw review process.

VIII. New Business-

A. Pond "status" will be reviewed - In August, Michelle offered to reach out to an environmentalist she knows and Jeff may reach out to Ken for additional information. No update provided.

B. Jeremy is coordinating the back to school event on September 7, 2019.

1. 10:00 a.m. Bounce House (will need 100' extension cord which Laurie has).

2. 10:30 a.m. Grill set up (Jeremy and Gene -two grills and charcoal will be acquired.)

a) Hot dogs

b) Water

c) Tables - Michelle will bring two additional tables.

3. 11:00 a.m. Start

4. 1:00 p.m. End

5. Jeremy purchased all food items, condiments, water, and paper products.

C. Pool Furniture - Due to being well under budget on the pool this year, Laurie suggested spending money on new furniture this year and some next year as well. However, a higher quality furniture should be obtained. Laurie moved to approve \$3,000 on pool furniture, Jeremy seconded. Frank expressed concern about splitting the purchase and having matching items and also purchasing in the fall will be cheaper than in the

spring. Laurie amended her motion to request a quote from Joe for 16 lounges, 8 chairs and 2 tables. Laura seconded. Amended motion carries. Vote by email.

- D. Jeff shared concern the pool will require plastering next spring. Further information will be obtained. The work was done by BnB in 2017 and Jeff will review the warranty.
- E. Board discussed being prepared for winterizing the Community Building.
- F. Board will consider limiting the percentage of homes that can be turned into rentals as part of the bylaws.

Parking lot:

1. Sign replacement to be followed up on based on costs and priorities.
2. Increase in trees in our community.

Mid month meeting for Bylaw discussion 9/16/2019 7 p.m.

Next meeting is October 10 at 6:30 p.m.

Meeting adjourned at 8:05 p.m.