

Village of Hickory Pointe

Homeowners Association

Date: January 3, 2019

Board Meeting

Call to order-

Roll Call: Present - Anzaldi, Manning, Shumsky, Higle, Select Management (Select)
Michelle Anzaldi called meeting to order (Vice President since President is absent)

Agenda

I. Finance Review -

\$80,000 was moved to the Money Market leaving \$19,000 in Checking (total in reserve is \$98k). Jeff shared we collected a total of \$148,442 in revenue including legal reimbursements and interest (last year was \$126,269) which is excellent. We ended up collecting \$124,000 in assessments (>\$13,000 more than previous year partially due to increase in dues for 2017 to \$400).

The Board reviewed projected Operating Budget for 2019. The following was identified:

- The statement identifies an association regular assessment of of \$140,000. \$103,200 of that is based on dues and the remaining amount was a projected collection of back assessments owed.
- Revenue projection for 2019 is \$113,360 (based on 258*\$420 plus collection of back assessments of \$5k) and an expectation of \$16,000 of legal reimbursements owed.
- Jeff will make relevant changes to the budget, email to all and this will be an agenda item at the February meeting and voted on then.

II. Minutes - Michelle moved to approve December minutes, Jeremy seconded. Motion carried. Laura will post to website.

III. Reserve Discussion- Laura had requested of the firm who prepared the Reserve to clarify their supposition of increase of dues 5% per annum. Jeff had thought that might be a mistake and that if his supposition is correct, the company who prepared the Reserve study should make necessary changes and resubmit so information can be shared with Homeowners. Jeff shared the updated Reserve. Michelle will remove highlights and email to Laura who will post for Homeowners.

IV. Items for Maintenance and Repair Recommendations: Tabled due to the President (Laurie) not able to be present. Carry over to February meeting.

Status: The Board identified the following priorities. (Laurie will reach out to Management Company for timing on quotes and work with hopes they have a focus in the spring):

a. Grading and fill at catch basin at the east side of Nutmeg Park- Jeff suggested having this done when the hydroseeding occurs. This should be a priority in the Spring.

b. Clean all catch basin sumps and then continue cleaning on a regular basis.

c. Remove heavy brush and trees from detention basin inlet pipe and outlet structure.

d. Repair or replace bituminous paths at parks. Additional hydroseeding should occur along the paths.

Tabled for discussion while Laurie is present.

V. Dues Discussion- Select Management reported notice of dues were sent to Homeowners.

VI. Another fence has been identified. The Board requested the management company to send a letter requesting the approval letter that allowed the fence. Select requested a copy of the approval letter and if there was no approval the fence will need to be removed. No response has been received.

VII. Board discussed Agenda for annual meeting. Previous discussion identified including reminding homeowners of aging houses and bylaws.

VIII. Status of estimates -Tabled until the next meeting when the President (Laurie) can be present.

- *The Garrett quote re: tree replacement is still not clear if it can be completed this year; Jeff will follow up. Motion from October 25 2018 meeting (pines off of Crane replaced at a cost not to exceed \$3500) remains in place. Laurie will continue to pursue with Select.*
- *CQC for removing 12 dead trees in common areas for \$800.*
- *Tree removal off of Michigan Ave not to exceed \$2300.*
- *CQC remove Gator bags and stakes off of trees for a cost not exceed \$450.*
Pool Landscaping with either CQC or Guardian not to exceed \$1300.
 - *On landscaping projects at this time we only have one from Garrett so we would not complete until will had more quotes.*
- *Catch Basin - Need quotes from Garrett and other possible vendors.*

IX. Next meeting -Sheds (prior to Financials and Legals), develop discussion points for Agenda items (Architectural Committee and other items, etc.)

Meeting adjourned at 8:00 p.m.