

Village of Hickory Pointe

Homeowners Association

Date: 11/19/2018

Board Meeting

Call to order- 6:34 p.m.

Roll Call: Present - Massie, Anzaldi, Manning, Hagle,
Agenda November 19, 2018

- I. Finance Review - will be reviewed at the December meeting (no concerns at this time).
- II. Reserve Discussion- Laura asked why the recommendation is a 5% increase to the Reserve per year (based on \$20k that's \$1000) and the dues are recommended to increase 5% per annum (resulting in a total revenue increase of \$5160 for the first year). This leaves a unaccounted difference of \$4160. Laura will query the authors (through the management company) to find out where they thought the difference should go or to amend their recommendations. The Reserve Study does consider inflation costs on regular budget planning. Laura will also ask about the basis of their quotes.
- III. Items for Maintenance and Repair Recommendations: The Board identified the following priorities. Laurie will reach out to Management Company for timing on quotes and work (to help be prepared for seasonal items):
 - a. Grading and fill at catch basin at the east side of Nutmeg Park.
 - b. Clean all catch basin sumps 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.
- IV. Dues Discussion
 - a. Amount- \$420 (increase of 5%). Michelle moved to increase annual dues by 5% to \$420. Jeremy seconded. Motion carried.

- b. Due date for Dues- Dues will be due April 1, 2019
 - c. Dues notice should go out January 1, 2019 with the Collection Policy.
 - d. The Board discussed the possibility of installment plan for payments. Laurie queried the Management Company about offering installment plans and possible increase of costs to the management company. They stated dues can occur in installments up to two installments before there are additional fees. Board discussed the possibility of 50% due April 1, 2019 and the balance due May 1, 2019. Laura moved to accept the two installment options (50% due April 1, 2019 and the balance due May 1, 2019), Laurie seconded, motion carried.
- V. Identify next Annual Meeting
- a. Dates- April meeting (April 3, 2018 - if Morris Hall is available- 6:00 p.m.)
 - b. Mail notices - Meeting notice should be mailed February 1, 2019.
 - c. Two board positions will be up for election (Jeremy's and Michelle's).
- VI. Legal Review/Updates - Anticipate the Association may be paid what it's owed on one house from an upcoming closing. Michelle shared a request to waive interests on money owed, the Board declined.
- VII. Estimates -the asphalt quote cannot be performed this year. The Garrett quote re: tree replacement is not clear if it can be completed this year. Motion from October 25 2018 meeting (pines off of Crane replaced at a cost not to exceed \$3500) remains in place. Laurie will pursue with Jeff.
- VIII. Discuss By Laws Issues:
- a. Fence on Buckley - Copy of letter received. Board remains concerned and will seek legal input.
 - b. Rotting Trim – Board will ask Management Company to send a letter referencing by laws requiring appropriate upkeep on houses.
 - c. Discussion re: painted porch color choices impacts on aesthetic quality of neighborhood (bylaws support this). A letter can be sent.
- IX. Regular Meeting Date/Time
- a. Group discussed the possibility of Thursdays or every other Wednesdays.
 - b. Laurie will touch base with Jeff to determine his availability.
- X. Next meeting - develop Agenda for Annual Meeting (Architectural Committee, Reserve Study, By Law Discussion, etc.)

Meeting adjourned at 7:44 p.m.