

Village of Hickory Pointe

Homeowners Association

Date: 10/25/2018

Board Meeting

Call to order- 6:38 p.m.

Roll Call: Present - Massie, Anzaldi, Shumsky, Higle,

Agenda October 25, 2018

- I. Finance Review
- II. Dues Discussion
 - a. Amount- Reserve Study recommended increasing dues 5% per annum from 2019 - 2023. However, while it is clear we are underfunded based on the Reserve Study which identifies a need to build our reserve in order to address some required long term maintenance required the Board is not committing to a 5% per annum increase from 2019 - 2023. The Board has identified a need to increase Homeowner's Association Dues from \$400 to \$425 for 2019 with a probable need to increase another \$25 in 2020 to help with repairs (e.g. asphalt pathways, landscaping, roof on pool building, etc.). The Board will make the Reserve Study will be available for homeowners to review via website. The Board will request the management company to have the budget for 2019 prepared for review. The Board will also identify Reserve study items that need to be addressed in the upcoming year. A final decision on dues will be made at our next meeting so homeowners can be notified 60 days in advance.
 - b. Due date for Dues- Dues will be due April 1, 2019
 - C. The Board discussed the possibility of installment plan for payments. A provision in the dues letter could state the option of payments if the individual contacts the management company. This may trigger an increase in our management fee and will be researched before a decision will be made.

- III. Identify next Annual Meeting
 - a. Dates- April meeting (possibly April 1 or 2)
 - b. Mail notices - Meeting notice, due date for dues and collection policy should be mailed February 1, 2019.
 - c. Two board positions will be up for election.
- IV. Legal Review/Updates - One home sold and we received \$8400+ from the sale (money owed due to liens and collection process).
- V. Estimates
 - a. Asphalt - Laurie moved to approve the ACS of Michigan quote for asphalt contingent on the identified paths. Michelle seconded it. Motion carried with three board members supporting. Clarification of paths will occur.
 - b. Landscaping
 - i. Full landscaping quote came in at \$27k- Board identified this is not possible at this time.
 - ii. Guardian Tree \$8035 vs. Garrett - \$3000

Michelle moved to have the pines off of Crane replaced at a cost not to exceed \$3500. Laura seconded. Motion carried.

Remaining quotes will be put on hold.
- VI. Discuss By Laws and “Attached Structures”
 - a. Sheds - per bylaws - not allowed. Discussion and proposals would need to occur to set the foundation for possible updating of bylaws.
 - b. Fence on Blue Spruce (Laurie) - Ask for a letter to be sent to the Blue Spruce property identifying we have no letter on file. Provide us with a copy of the letter or remove the fence.
 - c. Rotting Trim – Board will ask Management Company to send a letter referencing by laws requiring appropriate upkeep on houses.
- VII. Pool Concerns
 - a. Update on Violations- No new violations.
 - b. Update on Repairs- a toilet in the men’s room damaged and requires replacing.
 - c. Pool Cover - Soft cover pool cover was purchased and finalized.
- VIII. Reserve Study- Each Board Member will identify 5 items that should be considered for next year (doable and affordable).

Meeting adjourned at 8:00 p.m.

Laura will set up query for next meeting (shooting for next meeting by November 15, 2018).