

HICKORY GROVE VILLAGE CONDOMINIUM (The "Association")
ANNUAL MEETING OF UNIT OWNERS
MINUTES

Meeting Date: November 7, 2019 Time: 6:30 pm Place: South Line Fire Company

1. The meeting was called to order by President Darcy Young at 6:37 p.m.
2. Welcome and Introduction. Darcy Young welcomed those in attendance and introduced the members of the Board of Managers and attendees from the Property Manager's office.
3. Roll Call. Without objection, attendance was recorded on the sign-in sheet, which, at the start of the meeting, indicated that 52 Units were represented by owners in attendance, plus 6 Units by proxy to persons in attendance.
4. Certification of Quorum. "As Board Secretary for the Association, I, Rick Jachimiak, certify that 58 members are present in person or by proxy."
5. Agenda Approval. Upon a motion by Patricia Iacampo for 145 Blossom Wood Lane, seconded by Carla Kline for 45 Blossom Wood Lane, the annual meeting agenda for November 7, 2019, was approved.
6. Proof of Mailing the Meeting Notice. "I, Rick Jachimiak, certify that a copy of the meeting notice dated October 15, 2019, was mailed to all unit owners of record as of that date."
7. Previous Annual Meeting Minutes. Upon a motion by Connie Grasso for 76 Blossom Wood Lane, seconded by Ron Lang for 75 Hickory Grove Lane, the reading of the minutes of the Annual Meeting of November 15, 2018, was waived, and the minutes were accepted for filing.
8. Report of Officers:
 - a) President's Report. Darcy Young reported on the following items:
 - Painting at the mailbox is complete.
 - An easy-to-read Rules and Regulations pamphlet, recapping Association policies, rules, and regulations currently in effect, is being developed.
 - The Ornamentation Policy was revised to remove the limit on the number of items that could be displayed.
 - The Tree and Shrub Policy was revised to clarify the Association's responsibility for the removal of dead trees on owners' lots. Copies were distributed to those in attendance.
 - The Board of Managers met to propose a budget for 2020, that includes a \$5 increase of the monthly HOA Fee. It anticipates an additional weed-and-feed application in the Fall of 2020 and the spraying of trees. Copies of the proposed budget were distributed to those in attendance.
 - Social functions include the summer picnic, and the holiday party scheduled for Thursday December 5, 2019. Invitations were distributed to those in attendance.
 - Jim Guy arranged the opportunity for residents to ride on Buffalo's E.M. Cotter fireboat, to benefit the *Fireboat E.M. Cotter Conservancy*.
 - Thanks were offered to multiple residents, who contributed their efforts, and even invested their own funds, to maintain and improve common areas.

- It was noted that many unit owners installed decks or replaced their back steps, and that the results look great.
 - Residents are reminded to observe the 20 MPH speed limit.
 - Dog owners are reminded to pick up dog waste immediately.
 - We are one community. Please avoid references to “Phase One”/“Phase Two”, “front”/“back, or “we”/“them”.
 - There have been some negative comments directed at the Board of Managers since July that were untrue and unwarranted.
- b) Financial Report. Rick Jachimiak reported on the following items:
- An Analysis of the 2018 Annual Statements was performed by the Board.
 - The financial position of the Association improved dramatically in 2018.
 - Weaknesses at December 2018 included a low level of Operating Fund Cash, a negative Operating Fund, and a negative Asphalt Reseal Reserve.
 - The Board of Managers has since addressed the negative Asphalt Reserve by transferring funds to it from unallocated reserves.
 - The negative Operating Fund will continue to be resolved over time by spending less money than collected in assessments.
 - Unbudgeted spending occurred in the summer of 2019 to remove dead trees along the east property line.
 - The Special Assessment of \$260 per unit resulted in revenue of \$19,760 for the Dead Tree Removal Project.
 - Expenses for the tree removal, related lawn repair, and clean up are expected to total an amount approximately equal to the amount raised.
 - Current year spending is otherwise consistent with the 2019 budget.
 - The proposed budget for 2020 was reviewed.
 - The monthly Home Owner Association (HOA) Fee is expected to be \$192.00.
- c) Retention Basin (“Pond”). Property Manager Mike Harmon reported on retention basin management.
- The Hickory Grove Village retention basin has an abundance of phragmites (an invasive species of reeds).
 - The WNY Stormwater Coalition has issued guidelines for understanding stormwater retention basins.
 - No biological agents have yet been identified that would effectively control invasive species.
 - One expert suggests a five-year basin water management program that will soon be presented for Board of Manager consideration.

9. Election of Board Members

- a) Explanation of election procedure by Mike Harmon. There are six candidates for the three expiring Board of Manager positions held by Gary Frost, Jim Guy, and Rick Jachimiak. This election does not determine Board Officer positions, which will be determined by the Board of Managers Organizational meeting scheduled to take place immediately after the adjournment of this Annual Meeting.
- b) Call for additional nominations from the floor by Darcy Young. There were none.

c) Upon a motion by Carol Stream for 105 Blossom Wood Lane, seconded by Ron Lang for 75 Hickory Grove Lane, the nominations were closed.

d) Introduction of candidates by Darcy Young. Each of the candidates spoke to those in attendance:

- Frances Fiscus
- Gary Frost
- Rick Jachimiak
- Kurt (Skip) Oertelt
- Joanne Pry
- Jim Guy

e) Appointment of Election Inspectors. The following acted as Election Inspectors, to distribute, then collect and tabulate the ballots:

- Denis Boucher (125 BWL)
- Gary Belz (29 BWL)

f) Ballot distribution. The ballots were distributed by the Election Inspectors as member addresses and owner names were read from the sign-in sheet.

g) Collection and tabulation of ballots was completed by the Election Inspectors.

h) Election Results. The following individuals were each elected to a two-year term on the Board of Managers.

- Gary Frost
- Jim Guy
- Rick Jachimiak

Darcy Young and Connie Grasso each have one year remaining in their respective terms on the Board of Managers.

10. Adjournment. Upon a motion by Ron Lang for 75 Hickory Grove Lane, seconded by Frank Stachowiak for 85 Blossom Wood Lane, the meeting was adjourned at 8:45 p.m.