

HICKORY GROVE VILLAGE CONDOMINIUM
BOARD OF MANAGERS MEETING MINUTES

Meeting Date: September 25, 2019 Time: 5:00 pm Place: Harmon Homes Office

1. Meeting called to order by: Darcy Young at 5:04 pm
2. Present: Treasurer Gary Frost, Connie Grasso, Jim Guy, Secretary Rick Jachimiak, President Darcy Young, and Property Manager Mike Harmon
3. Guest and Membership Participation: None
4. Approval of Board Minutes: July 31, 2019 regular monthly meeting minutes, were reviewed, modified, and then accepted for filing.
Motion: Jim Guy; Second: Connie Grasso
Passed 5-0
5. Financial Reports: July 2019 and August 2019 financial statements were reviewed and accepted for filing. The checking account balance as of September 25, 2019, is \$5,347.93.
Motion: Darcy Young
Second: Connie Grasso
Passed 5-0
6. Administrative and Legal:
 - A. The transfer of \$1,636.39 from Savings to Checking, to accommodate the payment for driveway resealing, was authorized.
Motion: Rick Jachimiak; Second: Gary Frost
Passed 5-0
 - B. The transfer of \$1,147.17 from the Reserve Interest account (2501) and \$930.89 from the Contingency Reserve Account (9195), totaling \$2,078.06 in unallocated reserves, to the Driveway Reseal Reserve Fund account (9160), to resolve the negative balance in account 9160, was approved.
Motion: Rick Jachimiak; Second: Gary Frost
Passed 5-0
 - C. The Board discussed using Reserve Funds Studies that help assess the underfunding or overfunding the Reserve Fund accounts.
7. Maintenance:
 - A. The removal of dead trees on the east boundary line behind 7 through 59 Hickory Grove Lane is complete.
 - The payment of \$18,487.50 to Expert Tree Service from the Tree Reserve Fund was authorized.
Motion: Jim Guy; Second: Darcy Young
Passed 5-0
 - The total project cost is not yet available, as additional expenditures for some loose debris removal and lawn repair are expected.
 - The Tree Reserve Fund is now sufficient to cover the project costs due to the 2019 Special Assessment payments of \$260 per Unit that were credited to the Tree Reserve Fund. (76 Units x \$260 = \$19,760.)
 - B. The 2019 driveway resealing is complete.
 - 43 driveways in the Northern portion of the community were resealed.
 - C. Soil and seeding for damaged lawns at corners is complete
 - D. Cost-effective pond weed/reed maintenance was discussed.
 - An estimate for pond-edge excavation far exceeds the funds available in the Pond Reserve.
 - Although no special permit would be needed for an herbicide application, significant expense would still be required to remove the resulting dead debris with appropriate machinery.
 - Additional options are being pursued.

8. Communications:

- A. Architectural change applications were received from these Unit Owners and all were approved.
 - 48 BWL
 - 113 BWL
 - 170 BWL
- B. A letter was sent to the South Line Volunteer Fire Department requesting the use of the hall for the holiday party.
- C. A check was received from the insurance claim for lawn damage at a corner curve caused by a garbage truck, reimbursing the community for the costs incurred to repair the damage.
- D. A letter from a Unit Owner containing two requests in petition format was reviewed:
 - 1) To remove "For Mail Pick Up Only" signs at the mailboxes parking area.
Board response: The request was rejected. By consensus
 - 2) To remove the limit on the number of items in the Ornamentation Policy
*Board response: The request was approved** By consensus
- E. Letters were sent to individual Unit Owners, each regarding a different Declaration violation
- F. A letter from a Unit Owner, complaining about their inability to visit the office during business hours and their denied request to be sent a copy of the tree invoice by mail, was reviewed.

* The Board approved this change to the Ornamentation Policy: The following paragraph is removed in its entirety.

"There is a total limit of twelve (12) items that may be displayed seasonally between the front and rear beds. This does not include solar lighting." Motion: Jim Guy; Second: Darcy Young
Passed 5-0

9. Old Business:

- A. Annual meeting:
 - The Board appointed Mike Harmon as the sole member of the Nomination Committee. Motion: Connie Grasso; Second: Rick Jachimiak
Passed 5-0
 - There are three Board seats to be filled.
 - The meeting notice will likely include:
 - Proxy voting forms
 - 2018 Annual Statement (Financial Statement)
 - Proposed 2020 Budget
 - Profit and Loss Budget Performance September 2019 YTD
 - Letter explaining the Board's response to the petitions regarding (1) parking signs and (2) the Ornamentation Policy

10. New Business

- A. The Board discussed Sexual Offenders and the possibility of creating a new Sexual Offenders Notification policy. After considering the benefits and potential liabilities of such a policy, existing Sexual Offender Registries, and the informal sharing of such information among members of this community, it was determined that no notification policy would be created at this time. By consensus

- B. The Board discussed the possibility of setting up a website that would be a repository for Condominium documents, so that they could more readily be available to Unit Owners. Low cost or no cost options are being investigated.
- 11. Next Board of Managers Meeting: Wednesday, October 23, 2019, 5:00 p.m., at Harmon Homes Office, 3181 Transit Road
- 12. Adjournment: The meeting adjourned at 7:05 pm.

Motion: Jim Guy; Second: Rick Jachimiak
Passed 5-0