

**HICKORY GROVE VILLAGE CONDOMINIUM BOARD OF MANAGERS**  
**MONTHLY MEETING MINUTES**

Meeting Date: August 17, 2020      Time: 11:00 am      120 Blossom Wood Lane

- 1. Meeting called to order by:** Darcy Young at 11:02 am.
- 2. Present:** Board Members Gary Frost, Connie Grasso, Jim Guy, Rick Jachim-iak, and Darcy Young. Property Manager Mike Harmon was also in attend-  
ance.
- 3. Guests and Membership Participation:** None.

The Board of Managers asks that concerns be put in writing so they can be reviewed and put on the agenda for the next meeting.

- 4. Approval of Board Minutes:** Upon a motion by Jim Guy, seconded by Con-nie Grasso, the minutes for the regular meeting of July 13, 2020, were ac-  
cepted for filing.
- 5. Financial Report:** Upon a motion by Gary Frost, seconded by Darcy Young,  
the financial statements for July 2020 were accepted for filing.

Checking account balance as of meeting date: \$13,837.87.

- 6. Administrative and Legal:** The following items were discussed.
  - A. By-Laws Changes. Potential Changes to the By-Laws were distributed to each Unit. Feedback was received from five Units. The Board of Managers reviewed all the feedback and the Board's responses to each of the material comments will be posted on the bulletin board and the Condominium website. Eight changes stemming from the feedback will be incorporated into the Potential By-Laws and the re-sult will be the Proposed By-Laws that will later be given to the Own-ers and voted upon at the next Annual meeting.

## **7. Maintenance:**

- A. The drainage swales were discussed. A drainage swale is a depression with gentle slopes, as found in the back yards of many homes in our community, that carries or directs rain water to detention basins or drains. Unit Owners are reminded that adding fill or topsoil to fill in a yard requires an Application for Architectural change. Requests for fill or topsoil that interfere with the proper drainage of water from neighboring properties will be denied.
- B. The Town of Cheektowaga has advised that they have a conservation easement on the common lands along the eastern edge, southern edge, and western edge of the Condominium property. The easement restricts the ability of the Condominium or Unit Owners to make certain changes in the area of those easements.
- C. The mailbox support posts were scraped and painted.
- D. The leveling of sidewalk panels in front of 133 Blossom Wood Lane and 150 Blossom Wood Lane was completed.
- E. Some utility beds now have no plantings and others have gaps facing the street due to the removal of dead bushes. The Board is considering planting tall grasses in those areas. The appropriate time for planting of those grasses is springtime, so no additional planting in utility beds is expected this year.

## **8. Communications:**

- A. Architectural Change Applications were recently approved for 72 Blossom Wood Lane, 170 Blossom Wood Lane, 68 Blossom Wood Lane, 69 Blossom Wood Lane, 43 Hickory Grove Lane, 120 Blossom Wood Lane, 109 Blossom Wood Lane, 100 Blossom Wood Lane, 36 Blossom Wood Lane, 133 Blossom Wood Lane, 170 Blossom Wood Lane, 140 Blossom Wood Lane, 130 Blossom Wood Lane, 85 Blossom Wood Lane, and 93 Blossom Wood Lane.
- B. Upon a motion by Rick Jachimiak, seconded by Gary Frost, the Architectural Change Application for 59 Hickory Grove Lane was approved.
- C. Upon a motion by Darcy Young, seconded by Gary Frost, the Architectural Change Application for 140 Blossom Wood Lane was approved.
- D. Letters were recently sent to 14 Unit Owners regarding the maintenance of the rear steps of their respective Units.

**9. Next Board Meeting:** September 28, 2020 at 11:00 am, at 120 Blossom Wood Lane.

**10. Motion for Adjournment by:** Rick Jachimiak, seconded by Connie Grasso.  
The meeting ended at 12:18 pm.