

HICKORY GROVE VILLAGE CONDOMINIUM
BOARD OF MANAGERS MEETING MINUTES

Meeting Date: September 29, 2021 Time: 12:30pm Place: 120 Blossom Wood Lane

1. Meeting called to order by: Darcy Young at 12:30 am
2. **Present:** - President Darcy Young, Secretary Gary Frost, Vice President- Connie Grasso, Vice President- Jim Guy, Treasurer- Rick Jachimiak, , and Property Manager Mike Harmon
3. **Guest and Membership Participation:** None
4. **Approval of Board Minutes:** Accept for filing the minutes of the August 23, 2021 regular monthly meeting with a motion by Rick Jachimiak, seconded Darcy Young. All were in favor.
5. **Financial Reports:** The 8th month financial statement dated August 31, 2021 was reviewed and accepted for filing with a motion by Rick Jachimiak, seconded by Gary Frost. All in favor.

The checking account balance as of today is \$9,028.17

6. **Administrative and Legal:**
 - A. Motion by Rick Jachimiak to accept the renewal contract as presented by Harmon Homes for management services in 2022, 2023 & 2024. Second by Jim Guy. All in favor.
7. **Maintenance:**
 - A. President Darcy Young will sign the approved snow removal contract between BMS Landscaping and the Condominium at the end of the meeting.
 - B. Irrigation system was winterized by Aqua Systems for the season on September 23, 2021.
 - C. Five tree stumps have been ground out and the areas soiled & seeded, two (2) in the rear of 125 BWL & three (3) along French Road.
 - D. All Additional landscape items were completed as approved at the last meeting.
8. **Communications:**
 - A. Architectural change application received from Unit owners on BWL (request to install a motion activated lights), BWL (request to install security cameras on the Unit), BWL (request to install a composite deck), BWL (request to install gutter guards). All approved.
9. **Old Business/Open Items:**
 - A. Discussions were held on procedures for the annual meeting.
 - B. Rear stair maintenance has been or will be completed on the four Units that were sent letters to maintain their rear stairs.
 - C. Motion made by Rick Jachimiak to replace the previous parking policy with a new "Parking and Traffic Policy". Second by Darcy Young. All in favor. New policy will be distributed with the notice of the annual meeting.
10. **New Business:**
 - A. There is a wiring issue with the street light near 145 BWL. Electrician will investigate the issue.

11. Next Board of Managers Meeting: **Date:** October 25, 2021. **Time:** 3:30pm **Place:** Harmon Homes Realty Office

12. Adjournment: Motion for adjournment by Rick Jachimiak, second by Gary Frost at 1:57 pm.