

**HICKORY GROVE VILLAGE CONDOMINIUM**  
**ANNUAL MEMBERSHIP MEETING & ELECTION**  
**NOVEMBER 16, 2023**

Subject to Approval

1. Call Meeting to Order: The meeting was called to order at 6:05pm by Board President Darcy Young.
2. Welcome & Introduction: Darcy Young introduced the current Board of Managers and representatives from Harmon Homes, Michael Harmon & Justin Harmon.
3. Roll Call: A motion to use the *sign-in* sheet for attendance was made by 150 BWL and seconded by 130 BWL – all were in favor.
4. Certificate of Quorum: Michael Harmon Property Manager certified that 45 members were present in person or by proxy, therefore meeting the requirement of a quorum.
5. Annual Meeting Agenda: A motion by Rick Jachimiak to add to the Options regarding reading of meeting minutes the approval of the minutes of the March 23, 2023 special meeting. Motion to approve the Annual meeting agenda as amended was made by 133 BWL and seconded by 140 BWL - all were in favor.
6. Proof of Mailing the Meeting Notice: Michael Harmon, Property Manager certified that a copy of the memorandum dated October 19, 2023 was mailed to all unit owners of record as of that date.
7. Reading of Previous Annual Meeting Minutes: A motion made by 59 HGL and seconded by 69 BWL to dispense with the reading of last year's annual meeting minutes and the special meeting minutes dated March 23, 2023 accept for filing – all were in favor.

8. Report of Officers:

a). President's Report - Darcy Young, spoke of things accomplished in the community for example the spraying of the phargmites and cattails in the pond, the future driveway sealing, last season's snow storm and the abundance of deer in the community and later reminded Unit owners not to feed the deer. She announced the passing of several residents of the community and expressed the condolences of the Board and community to the families.

b). Financial Report - Rick Jachimiak, Treasurer gave a power point presentation highlighting our financial statements along with reviewing the 2024 budget which includes increasing of our HOA fee to \$240 a Unit a month.

9. Election of Board Members:

a). An explanation was given of Election Procedure by management.

b). Management called for additional nominations from the floor – none were received.

c). Motion to close the nominations made by 29 BWL & seconded by 105 BWL – all were in favor.

d). Introduction of Candidates - each candidate, Gary Frost, Rick Jachimiak & Jim Guy, all said a few words on their behalf.

e). A motion was made by 29 BWL, second by 85 BWL to ask the Secretary to cast one unanimous ballot for the slate of three. All in favor.

f). Elected to a two year term were Jim Guy, Gary Frost & Rick Jachimiak

10. New/Old Business: Questions were directed to the Board and management.

a) 85 BWL- possibility of a bulletin board o West side of mail station- Will be discussed by Board

b) 28 HGL – any discount for Unit owners who cut their own grass. - No

c) 69 BWL-is approval needed for addition of insulation in Unit- No

d) 109 BWL- Lawn contractors going to fast on mower.- Noted

e) 105 BWL - who is responsible for repairing pot holes and rain gutter in front entrance to community. – Erie County

f) 120 BWL - Will phargmites deteriorate over time - Yes

g) 29 BWL- Has the irrigation system been winterized- Yes

h) 29 BWL Dogs pooping on lawns and running loose between Units -Noted

- i) 28 HGL- People must be aware that deer carry ticks & fleas- Noted – Do not feed deer.
- J) 170 BWL- fertilizer pellets left on driveways by contractor. – Will notify Contractor

11. Motion for Adjournment: A motion to close the meeting at 7:02 pm was made by 121 BWL & seconded by 133 BWL – all were in favor.