

October 15, 2021

THE HICKORY GROVE VILLAGE CONDOMINIUM
NOTICE OF ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting and Board Election for The Hickory Grove Village Condominium will be held on Thursday November 18, 2021, at 6:00 p.m. at the South Line Fire Company located at 1049 French Road, Cheektowaga, NY 14227.

The purpose of the meeting is to elect three (3) Members to the Board of Managers, and to transact such other business as may come before the Board at this Annual Meeting. Nominations will also be taken from the floor during the meeting. Official ballots will be distributed at the meeting. The three (3) members receiving the highest number of votes will be elected to a two-year term.

PLEASE FOLLOW THE DIRECTIONS BELOW REGARDING THE ABSENTEE BALLOT AND PROXY ENVELOPE ONLY IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEMBERSHIP MEETING. THIS IS NECESSARY TO HELP REACH QUORUM REQUIREMENTS AND FOR THE VOTE CAST BY YOUR PROXY TO BE VALID.

- ABSENTEE BALLOT -

| | |
|---------------------------|----------------------------------|
| _____ Gary Belz | 29 Blossom Wood Lane |
| _____ Gary Frost | 17 Blossom Wood Lane (incumbent) |
| _____ Jim Guy | 93 Blossom Wood Lane (incumbent) |
| _____ Rick Jachimiak | 72 Blossom Wood Lane (incumbent) |
| _____ Kurt (Skip) Oertelt | 28 Hickory Grove Lane |
| _____ Marian Post | 73 Blossom Wood Lane |
| _____ Joanne Pry | 32 Hickory Grove Lane |
| _____ | (WRITE-IN) |
| _____ | (WRITE-IN) |
| _____ | (WRITE-IN) |

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DIRECTIONS

If you wish to make your own voting decisions, but cannot attend:

1. Indicate only three (3) choices on the absentee ballot.
2. Place the absentee ballot in the enclosed proxy envelope.
3. Indicate "yes" at the bottom of the proxy envelope and insert the proxy envelope into a regular envelope. Mail to:

SECRETARY, HICKORY GROVE VILLAGE CONDOMINIUM
P.O. BOX 614
WEST SENECA, NY 14224

4. Absentee ballot and proxy must be received by noon, on November 18, 2021. You must sign the outside of the proxy envelope for it to be valid.
5. Or do exactly as above but have your proxy representative bring the sealed proxy envelope with Absentee ballot enclosed, to the meeting.

If you wish to have someone else make your voting decisions for you: Do not use the absentee ballot. Complete only the proxy envelope and indicate "no" on the bottom portion of the proxy. Have your proxy representative bring your completed proxy envelope to the meeting.

THE HICKORY GROVE VILLAGE CONDOMINIUM
ANNUAL MEMBERSHIP MEETING AND ELECTION
NOVEMBER 18, 2021

- AGENDA -

1. Call Meeting to Order : *(Management)*
2. Welcome and Introduction: *(Management)*

Management - Harmon Homes Realty, Inc. - Mike Harmon
3. Roll Call: *(Secretary)*
OPTION A - Call attendance from Roll Call Option A SIGN-IN SHEET
OPTION B - Call attendance from Roll Call Option B by UNIT # (indicates attendance in Person or by Proxy)
4. Certification of Quorum: *(Secretary)* - (1/2 = 38 members present in person or by proxy, are necessary to meet quorum requirements). "As Board Secretary for the Association, I, _____, certify that _____ members are present in person or by proxy, and it shall be reflected as such in the Minutes".
5. Motion to Approve the Annual Meeting Agenda: *(Management Directs Board)*
6. Proof of Mailing the Meeting Notice: *(Management Directs Secretary)*
" Let the Minutes reflect that as Board Secretary, I, _____, certify that a copy of this memorandum, dated October 15, 2021, was mailed to all unit owners of record as of that date".
7. Reading of Previous Annual Meeting Minutes : (Secretary)
OPTION A – MOTION to dispense with the reading of last year's minutes and accept for filing.
OPTION B- MOTION to read last year's minutes, Motion to Approve
8. Report of Officers:
 - a) President's Report *(President)*
 - b) Financial Report *(Treasurer and/or Management)*
9. Election of Board Members:
 - a) Explain Election Procedure & description of Board Member duties *(Management)*
 - b) Call for Additional Nominations from the Floor *(Management directs Board)*
 - c) Motion to close nominations *(Management directs Board)*
 - d) Introduce Candidates - allow each candidate time to speak *(President)*
 - e) Appoint Election Inspectors *(Management directs Board)*
 - f) Pass out official ballots as member names are called from roster *(Management)*
 - g) Collect and tabulate ballots *(Inspector duty)*
 - h) Announce results *(Inspector duty)*
10. New Business and/or Questions and Answers *(Board, Members, Management)*
11. Motion for Adjournment *(President)* - "Thank you and good night to the Membership on behalf of the Board" *(Secretary to note adjournment time in the minutes)*

HARMON HOMES REALTY, INC. - P O BOX 614, WEST SENECA, NY 14224

HICKORY GROVE VILLAGE CONDOMINIUM
PARKING AND TRAFFIC POLICY

WHEREAS, the *Declaration of Protective covenants, Conditions, Restrictions, Easements, Charges and Liens* assigns the Board of Managers powers and duties necessary for administration of the Hickory Grove Village condominium; and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all residents the Board of Managers wishes to establish a policy regarding parking and traffic so that it may equitably and consistently enforce the terms of the governing documents;

NOW THEREFORE, BE IT RESOLVED THAT the following policy is adopted by the Board of Managers:

- No overnight parking on roadways. No parking is permitted between the hours of 1:00 a.m. to 7:00 a.m., on Hickory Grove Lane, on Blossom Wood Lane, or in the parking spaces in front of the mailboxes.
- Roadway parking is intended for visitor, contractor, delivery, utility, and emergency vehicles only. Residents are expected to utilize their garage and/or driveway for parking. Residents are prohibited from routinely parking vehicles on the roadways.
- Vehicles should never be parked in a way that would restrict access by emergency vehicles.
- No portion of any vehicle is permitted to be parked:
 - Within an intersection
 - On a roadway within fifteen feet of a fire hydrant
 - In front of a driveway
 - On any portion of a sidewalk
 - In a way that impedes access to the sidewalk by persons using the sidewalk
 - On the apron between the sidewalk and the roadway
- No vehicle may be parked on any lawn, except as may be authorized from time to time by the Board of Managers or the Property Manager (e.g., contractor's snow removal equipment or temporary parking during a driveway resealing project).
- All parking signs or traffic control signs authorized by the Board of Managers are part of this policy.
- The speed limit is 20 miles per hour on both Hickory Grove Lane and Blossom Wood Lane.
- The NYS Vehicle and Traffic Law and the Town of Cheektowaga Vehicle and Traffic Law are hereby incorporated as part of this policy. All vehicle and traffic laws otherwise applicable to public roads in Cheektowaga, NY, also apply to both Hickory Grove Lane and Blossom Wood Lane.
- The Cheektowaga Police, Erie County Sheriff's Department, New York State Police, other police agencies, and the Board of Managers are each independently empowered to enforce any parking, traffic, or safety violations.

Violations are subject to penalties or fines in accordance with Section 7 of the By-Laws.

*Approved by the Board of Managers: September 29, 2021
Posted on the Bulletin Board and Website: October 1, 2021
Mailed to Unit Owners: October 15, 2021*

Replaces the Parking Policy adopted in November 2016 and modified in February 2019

THE HICKORY GROVE VILLAGE CONDOMINIUM
ANNUAL MEMBERSHIP MEETING AND ELECTION
MINUTES

Meeting Date: December 1, 2020 Time: 7:00 pm at 72 Blossom Wood Lane
and remotely via Zoom

1. The meeting was called to order by President Darcy Young at 7:04 p.m. Due to the COVID-19 pandemic, this meeting is being held remotely. Voting is by ballots that were previously mailed to Unit Owners and have since been returned.
2. Certification of Quorum. The representatives of 61 Units have appointed Rick Jachimiak as the proxy for purposes of determining a quorum. "As Secretary of the Board of Managers, I, Connie Grasso, certify that the owners of at least 38 Units are present in person or by proxy, constituting a quorum."
3. Nominations Committee. Although the Nominations Committee has no meaningful duties this year, Mike Harmon was appointed as the sole member of the Nominations Committee to satisfy the requirements of the existing By-Laws.
4. Vote Counting. Prior to this meeting, two unit-owners were appointed as election inspectors to count and otherwise facilitate the reporting of the Unit Owners' mailed-in votes for the election and each of the motions at this meeting.
 - Ron Lang, 75 Hickory Grove Lane
 - Judy Augustyn, 109 Blossom Wood Lane
5. Agenda Approval. Upon a motion by Rick Jachimiak for 72 Blossom Wood Lane, seconded by Connie Grasso for 76 Blossom Wood Lane, the agenda of the Annual Meeting for December 1, 2020, was approved. There were 57 votes for, and 3 votes opposed.
6. Proof of Mailing the Meeting Notice. "As Secretary of the Board of Managers, I, Connie Grasso, certify that a copy of the meeting notice, dated October 13, 2020, was mailed to the owners of all 76 Units, at least 30 days, but not more than 50 days, prior to the date of this meeting."

7. Appointment of Election Inspectors. President Darcy Young reaffirmed that Ron Lang and Judy Augustyn are appointed as election inspectors for this meeting.
8. Previous Annual Meeting Minutes. Upon a motion by Jim Guy for 93 Blossom Wood Lane, seconded by Gary Frost for 17 Blossom Wood Lane, the minutes of the Annual Meeting of November 7, 2019, as included in the meeting package, were approved. There were 58 votes for, and 2 votes opposed.
9. Proposed By-Laws. Upon a motion by Darcy Young for 120 Blossom Wood Lane, seconded by Rick Jachimiak for 72 Blossom Wood Lane, the representatives of a majority of the 76 Unit Owners agreed to replace the existing By-Laws in their entirety with the Proposed By-Laws, as included in the meeting package, and to have them recorded, as an amendment to the Hickory Grove Village Condominium Declaration, in the Office of the Erie County Clerk. There were 51 votes for, and 7 votes opposed.
10. Election of Two Members to the Board of Managers.

Rick Jachimiak described this year's voting procedures.

- The Notice of the Annual Meeting was mailed to the owners of each of the 76 Units on October 13, 2020.
- The Nomination Application included in that mailing invited any person interested in running for a position as a member of the Board of Managers to submit an application.
- As a result, there are four candidates for the two open positions on the board: Connie Grasso, Darcy Young, Skip Oertelt, and Joanne Pry. No other nominations have been received.
- The names of these four candidates were printed on the ballots mailed to the owners of each of the 76 Units on November 13, 2020. Each Unit had the ability to vote for up to two persons, from the list candidates and any write-ins.
- Due to the COVID-19 pandemic, all voting was conducted by mail. All ballots received in the mail through December 1 are included.
- The election inspectors counted the votes independently and agree on the vote counts
- Although the votes have already been cast, each of the candidates was given the opportunity speak.

Election Results. Connie Grasso and Darcy Young were each elected to a two-year term as a member of the Board of Managers, expiring at the annual meeting in 2022. The vote counts were:

- 37 votes for Connie Grosso
- 40 votes for Darcy Young
- 19 votes for Kurt (Skip) Oertelt
- 23 votes for Joanne Pry

Gary Frost, Jim Guy, and Rick Jachimiak each have one year remaining in their respective terms on the Board of Managers.

11. Adjournment. Upon a motion by Jim Guy for 93 Blossom Wood Lane, seconded by Gary Frost for 17 Blossom Wood Lane, the meeting was adjourned at 7:13 p.m. There were 57 votes for, and 3 votes opposed.

PROXY ENVELOPE

PROXY

No, I will not be in attendance at our annual membership meeting and hereby assign the following Proxy:

I _____, being a member in good standing of the Community Association, under provisions governing said community, do hereby grant my Proxy to (insert name) _____, said person being a member in good standing of the community. This Proxy is executed for this annual membership meeting, and carries with it the full right of the Proxy holder to cast his/her vote as he/she sees fit on all business as may properly come before that meeting.

NAME: _____ DATE: _____

SIGNATURE: _____ ADDRESS: _____

BE SURE YOUR DESIGNATED PROXY HOLDER WILL BE IN ATTENDANCE AT THE MEETING

ABSENTEE BALLOT ENCLOSED ☐ YES ☐ NO