

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

Meeting Date: June 8, 2020      Time: 11:00 am      120 Blossom Wood Lane

1. **Meeting called to order by:** Darcy Young at 11:04 am.
2. **Present:** Gary Frost, Connie Grasso, Jim Guy, Rick Jachimiak, Darcy Young, and Mike Harmon.
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 Rick Jachimiak, seconded by Gary Frost, the minutes for the regular meeting of May 13, 2020, were accepted for filing.
5. **Financial Report:** Upon a motion by Jim Guy, seconded by Darcy Young, the financial statements for May 2020 were accepted for filing.

Checking account balance as of meeting date: \$10,022.20

6. **Administrative and Legal:** The following items were discussed.
  - A. A transfer of \$1,670.84 to Reserves was made in May. An additional transfer was made in June.
  - B. The proceeds of the Certificate of Deposit, which matured on June 1, 2020, were deposited into the Savings Account
  - C. Work on a proposed revision of the By-Laws has begun. The proposal will remove outdated references to the Sponsor, allow for email notifications and remote participation in meetings, eliminate gender-specific pronouns, and clarify various provisions. Any changes to the By-Laws will require approval of Unit Owners and mortgage holders.
  - D. A Note will be added to 2020 and later Annual Statements explaining the assumptions for Reserve calculations. This is similar to the ex-

planation already provided to Unit Owners in their annual notification of amount of assessment payments.

## **7. Maintenance:**

- A. The utility bed mulching of utility beds is complete.
- B. Most dead bushes were removed from utility beds. Additional dead bushes will be removed soon.
- C. Brush was cleared from bait boxes earlier this year. Ehrlich Pest Control will be asked to identify any bait boxes that they still may have difficulty accessing.
- D. The repair of rubber edging at 69 Blossom Wood Lane will soon be completed.
- E. The Town of Cheektowaga is assisting in having an Yvette Drive homeowner stop the sump pump discharge pipe that runs under the fence to the common area behind 23 Hickory Grove Lane. The Town has advised that, by design, there is a drainage swale in the backyards of the homes on the odd side of Hickory Grove Lane leading to the detention basin at French Road. Therefore, sump pump discharges in the back yards of Yvette Drive homes that are directed toward the Hickory Grove Village property are proper and must be allowed to continue.
- F. A re-do of the soil and seed repair behind 7-15 Hickory Grove Lane has been requested.
- G. A resident has pointed out a dead tree in the common area behind 11 Hickory Grove Lane.
- H. Jim Guy and Gary Frost have finished a thorough inspection the east and west fences. They will list the portions of the fences most in need of repair in preparation for a Request for Proposals.
- I. The 33 driveways that were not sealed in 2019, in the southern part of the community, will be scheduled for sealing 2020.
- J. The Unit Owner has requested the removal and replacement of a dead tree in the backyard at 73 Blossom Wood Lane.
- K. The United States flag near the mailboxes, that was previously removed because it was becoming tattered, has now been replaced.
- L. The landscapers will be asked to remove any remaining tree stakes in the front and back yards of units.

## **8. Communications:**

- A. Architectural Change Applications were approved for 29 Blossom Wood Lane (gutter protection), 56 Hickory Grove Lane (repair front porch slab)
- B. An Architectural Change application for a deck at 68 Blossom Wood was approved, subject to the Town of Cheektowaga building code which limits its width to about 8 feet into the yard.
- C. An email was received from the owner of 30 Yvette regarding vine growth on his fence.
- D. Emails were received from the Unit Owner at 28 Hickory Grove Lane requesting recognition of a resident for work done.

## **9. Old Business:**

- A. Work on the mailbox support posts is expected in the next couple of weeks.
- B. A contractor will soon examine the sidewalk at 133 Blossom Wood Lane for an estimate on the cost of raising the panel. That contractor will also be asked to look at a similar issue at 140 Blossom Wood Lane.
- C. Dead trees will soon be removed from the yards at 37 Blossom Wood Lane, 59 Hickory Grove Lane, and 71 Hickory Grove Lane.
- D. The insurance-claims file for the slip and fall that occurred at 133 Blossom Wood is still open.

## **10. New Business:**

- A. The work performed by residents at the Hickory Grove entrance median and at common areas throughout the community was discussed. All these voluntary efforts to maintain and beautify the common areas are appreciated.
- B. A sign policy was discussed. No action was taken.
- C. The annual walkaround inspection of the condominium property by the members of the Board of Managers and the Property Manager is scheduled to take place on June 30, 2020. It will include an examination of the drainage swale and prior seeding results in the backyards of 7-15 Hickory Grove, and the dead tree in the common area behind those units.

- D. There was a complaint about a resident operating a drone over multiple units on Blossom Wood Lane. The owner will be notified.
- E. The community was saddened to hear of the June 4 death of Reverend Donald Bove, 53 Blossom Wood Lane.

**11.Next Board Meeting:** July 13, 2020 at 11:00 am, at 120 Blossom Wood Lane.

**12.Motion for Adjournment by:** Rick Jachimiak, seconded by Darcy Young.  
The meeting ended at 12:53 pm.