

HICKORY GROVE VILLAGE CONDOMINIUM BOARD OF MANAGERS
MONTHLY MEETING MINUTES

Meeting Date: September 28, 2020 Time: 11:00 am 120 Blossom Wood Lane

- 1. Meeting called to order by:** Darcy Young at 11:05 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 Connie Grasso, seconded by Gary Frost, the minutes for the regular meeting of August 17, 2020, were accepted for filing.
- 5. Financial Report:** Upon a motion by Darcy Young, seconded by Gary Frost, the financial statements for August 2020 were accepted for filing.

Checking account balance as of meeting date: \$3,375.07.

- 6. Administrative and Legal:** The following items were discussed.
 - A. By-Laws Changes. Eight changes stemming from Unit-Owner feed-back on the previously-distributed Potential By-Laws have been in-corporated into the Proposed By-Laws. The Proposed By-Laws will be included in the Annual Meeting Notice and will be on the agenda of the Annual Meeting for a vote by the Unit Owners.
 - B. Annual Meeting. The Annual Meeting of the Unit Owners is sched-uled for Tuesday, December 1, 2020. Due to the COVID-19 pan-demic, there will be no in-person gathering of Unit Owners this year. The election of Members of the Board of Managers and the vote on the By-Laws will be by paper ballots (to be distributed in November) as received from Unit Owners prior to the meeting. The Notice of Annual Membership Meeting, with further details, will be mailed in

October, and will include the agenda, a nomination application from, the prior-year minutes, any recently-approved policies, and the Proposed By-Laws.

- C. Conservation Easement. The Board discussed the 2006 Conservation Easement, which prevents the development of the commonly-owned land on the eastern, southern, and western borders of the Hickory Grove Village Condominium.

7. Maintenance:

- A. The sprinkling has now stopped and the irrigation system is scheduled for winterization on October 12, 2020.
- B. Grasses are now expected to be planted this fall in the utility beds at 24, 39, and 71 Hickory Grove Lane and 41 Blossom Wood Lane.
- C. Upon a motion by Rick Jachimiak, seconded by Gary Frost, the costs of planting grasses in the four utility beds will be charged to account 2585 (Contingency Reserve).
- D. Repairs to sections of fence in need of attention are expected to begin soon.

8. Communications:

- A. 15 Architectural Change Applications were recently approved.
- B. Website. The provider of the Hickory Grove website at www.CondoAlly.com has advised that they will begin charging \$912 per year in November. A new website for Hickory Grove Village has been developed at no charge to the Condominium and will be announced soon.

- 9. Lamp Posts:** Upon a motion by Gary Frost, seconded by Jim Guy, a Lamp Post Lighting Policy was approved. The policy establishes a Lamp Post Lighting Standard that is intended both, (a) to guide the decisions of the Board of Managers, and (b) to inform Unit Owners considering lamp posts for their lots.

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

The next meeting of the Board of Managers is scheduled for 5:00 pm on Tuesday, October 20, 2020, at 120 Blossom Wood Lane.