

HICKORY GROVE VILLAGE CONDOMINIUM
BOARD OF MANAGERS MEETING MINUTES

Meeting Date: February 10, 2021 Time: 5:00 pm Place: Zoom virtual meeting

1. Meeting called to order by: Darcy Young at 5:04 pm
2. **Present:** Treasurer Gary Frost-phone, Connie Grasso-Zoom, Jim Guy-Zoom, Secretary Rick Jachimiak-Zoom, President Darcy Young-Zoom, and Property Manager Mike Harmon-Zoom
3. **Guest and Membership Participation:** None
4. **Approval of Board Minutes:** October 20, 2020 regular monthly meeting minutes along with the reorganizational meeting held on December 1, 2020 & the special budget meeting held on December 5, 2020, were reviewed and accepted for filing with a motion by Connie Grasso, seconded by Gary Frost. All were in favor.
5. **Financial Reports:** The 11th & 12th month financial statements dated November 30, 2020 & December 31, 2021 along with the 1st month of 2021 dated January 31, 2021 were reviewed and accepted for filing with a motion by Darcy, seconded by Rick. All in favor.

Reserve transfer was made on 2/7/2021 for Jan/Feb = \$1,661.66

The checking account balance as of today is \$15,667.96

6. Administrative and Legal:

- A. Slip & Fall on 2/3/2021 by Unit owner at a Unit on BWL. Incident reported to Insurance company.

7. Maintenance:

- A. Irrigation system winterized on October 12, 2020.
- B. Fence repair list completed.
- C. Dead deer removed from community 11-13-2020.

- D. Fire Hydrant testing completed for 2020. Minor issues with a couple of hydrants that were brought to the attention of the association by the contractor who serviced the hydrants will be addressed in the spring.
- E. West property line poison sumac discussion was held. Management will contact the service provider contracted with the Association to inspect and fill bait boxes on west property line and ask to be in attendance for the next inspection/bait refill service call along with Board member Gary Frost. The Board would like to address any conditions which affect the procedure necessary to be able to inspect and fill the bait boxes. Contractor reports that there is poison sumac along the property line.
- F. Weed & Feed proposals RFPs will be sent out to several contractors.

8. Communications:

- A. Seven architectural change applications were approved.
- B. An architectural change application received one Unit Owner was denied.
- C. A policy violation letter sent to one Unit owner.

9. Old Business/Open Items:

- A. Shrub replacements in selected utility beds on hold till spring.
- B. Discussion ensued regarding reserve study being done this year by an outside firm specializing in the field. Management will send out RFP's and ask for pricing and scope of work provided. No determination on proceeding with the study has been made at this time.

10. Next Board of Managers Meeting: Wednesday, March 24, 2021, 5:00 p.m.,
Zoom virtual meeting

11. Adjournment: The meeting adjourned at 6:06 pm.