

HICKORY GROVE VILLAGE CONDOMINIUM
BOARD OF MANAGERS MEETING MINUTES

Meeting Date: March 24, 2021 Time: 5:00 pm Place: Zoom virtual meeting

1. Meeting called to order by: Darcy Young at 5:04 pm
2. **Present:** Secretary- Gary Frost-phone, Vice president- Connie Grasso-Zoom, Vice President- Jim Guy- Zoom, Treasurer- Rick Jachimiak-Zoom, President Darcy Young-Zoom, and Property Manager Mike Harmon-Zoom
3. **Guest and Membership Participation:** None
4. **Approval of Board Minutes:** Accept for filing the minutes of the February 10, 2021 regular monthly meeting. Accepted for filing as amended with a motion by Rick Jachimiak, seconded by Gary Frost. All were in favor.
5. **Financial Reports:** The 2nd month financial statements dated February 28, 2021 were reviewed and accepted for filing with a motion by Rick Jachimiak, seconded by Gary Frost. All in favor.

Reserve transfer was made on 3/21/2021 for March & April = \$1,661.66

The checking account balance as of today is \$9,665.03

6. **Administrative and Legal:**
 - A. Slip & Fall on 2/3/2021 by Unit owner at a Unit on BWL. Incident reported to Insurance company. – No further information
7. **Maintenance:**
 - A. Weed & Feed proposals from Buffalo Lawn & landscape, Turf Tenders & Seasonal Landscape were reviewed by the Board of Managers. After discussion the Board chose to contract with Buffalo Lawn & Landscape for 5 weed & feed applications, 1 Grub Control application and 1 Horticultural oil treatment for the shrubs. Motion by Jim Guy to accept proposal from Buffalo Lawn & Landscape, second by Darcy Young. All in favor. Motion carried.
 - B. Management contacted the service provider for the Condominium that fills the bait boxes with poison along the west property line of the community. Next inspection is scheduled for 3/31/2021. Gary Frost will try to be available to walk the area with the service provider to list any boxes that are not easily accessible for the technician to fill the box with the poison. Any difficult areas will be addressed so that all boxes are accessible for future bait insertion. Contractor reports that there is poison sumac along the property line that will also be inspected for verification.

8. Communications:

- A. Architectural change application received from Unit Owner for Installation of side entrance garage door. Approved if all requirements listed in the approval letter are met.
- B. Email from Unit owner regarding concern regarding rear yard drainage were brought to the attention of the Board of Managers. Will be addressed on spring walk of community by Board of Managers.
- C. E-mail from Unit owner asking permission from Board of Managers to have a tree on common property removed at no expense to the community. Approved provided all requirements listed on approval letter are met by the contractor and homeowner.

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. Treasurer prepared a slide presentation about the review for dissemination by the Board of Managers. After all opinions were heard no determination on whether to proceed at this point. Tabled with a motion by Jim Guy, second by Darcy Young. All in favor.

10. New Business:

- A. Reminder to all Unit owners that all pets must be leashed and accompanied by a responsible person when outside. Additionally all droppings must be picked up immediately after your pet. This will additionally help fight the rat problem in the area by removing any food that will attract rodents.
- B. Management to send letter to Town of Cheektowaga regarding trash on the Garden Village apartment's side of the fence.

11. Next Board of Managers Meeting: Date: April 28, 2021, **Time:** 5:00 p.m. **Place:** Tentatively - 120 Blossom Wood Lane

12. Adjournment: The meeting adjourned at 6:34 pm.