

HICKORY GROVE VILLAGE CONDOMINIUM
BOARD OF MANAGERS MEETING MINUTES

Meeting Date: June 21, 2021 Time: 10:30am Place: 120 Blossom Wood Lane

1. Meeting called to order by: Darcy Young at 10:41 am
2. **Present:** Secretary- Gary Frost, Vice president- Connie Grasso, Vice President- Jim Guy, Treasurer- Rick Jachimiak, President Darcy Young, and Property Manager Mike Harmon
3. **Guest and Membership Participation:** None
4. **Approval of Board Minutes:** Accept for filing the minutes of the April 28, 2021 regular monthly meeting. Accepted for filing with a motion by Rick Jachimiak, seconded by Darcy Young. All were in favor.
5. **Financial Reports:** The 4th & 5th month financial statements dated April 30, 2021 & May 31, 2021 were reviewed and accepted for filing with a motion by Rick Jachimiak, seconded by Jim Guy. All in favor.

The checking account balance as of today is \$10,111.08

6. **Administrative and Legal:**
 - A. May/June reserve transfers have been made in the amount of \$1661.66.
7. **Maintenance:**
 - A. RPZ test on plumbing in Hot Box has been completed for 2021.
 - B. Snow removal quote from the current contractor for the next three (3) years service which called for a 10% increase for 2021-2022 was reviewed by the Board. Management will send out request for proposals asking for competitive bids.
 - C. Spring walk around by the Board was completed.
 - D. Mulching around mailbox hut has been completed.
 - E. Shrub replacements in selected utility beds completed.
 - F. Management asked to send letter to Unit owner on BWL stating that the rear steps need to have maintenance service performed.
8. **Communications:**
 - A. Architectural change application received from Unit owner on BWL requesting permission to install a replacement a/c Unit, BWL to install a vinyl front porch railing, BWL Unit owner responsibility lawn repairs, BWL stamped concrete curbing, HGL to replace light fixtures, BWL to install replacement shrubbery, BWL to install three season room in rear. All approved
 - B. Letter received from Unit owner on HGL. Board accepted letter for filing.
9. **Old Business/Open Items:**

10. New Business:

- A. Current parking policy was discussed by the Board. Rick will review the current policy and present the Board with an updated policy for review.
- B. Report by a Unit owner on HGL that a dog being walked was in the flower bed digging.

11. Next Board of Managers Meeting: Date: August 9, 2021 **Time:** 11:30am **Place:** 120 Blossom Wood Lane.

12. Adjournment: Motion for adjournment by Connie, second by Gary at 11:52 am.