

HICKORY GROVE VILLAGE CONDOMINIUM

Board of Managers Meeting Minutes

MEETING DATE: Wednesday February 2, 2022 TIME: 5:00 p.m. PLACE: 120 BWL (Darcy Young)

1. **Meeting called to order by:** Darcy Young at 5:07PM
2. **Present:** Darcy Young, President - Gary Frost, 2nd Vice President - Connie Grasso, Secretary - Rick Jachimiak, Treasurer - Jim Guy (by phone), 1st Vice President - Mike Harmon, Property Manager
3. **Guest and Membership Participation:** None
4. **Approval of Board Minutes:** Accept for filing the minutes of the regular Board of Managers meeting held on October 25, 2021 with a motion by Rick Jachimiak, seconded by Gary Frost. Accept for filing the Board of Managers meeting held on November 18, 2021 to approve 2022 budget and to recognize the new Board of Managers with a motion made by Darcy Young, seconded by Gary Frost. All were in favor.
5. **Financial Reports:** Reviewed and accepted for filing the 10th, 11th, & 12th months financial statements dated October 31, 2021, November 30, 2021 and December 31, 2021 with a motion made by Gary Frost and seconded by Connie Grasso. All were in favor.

The Checking Account balance as of this meeting date: \$21,987.22

6. **Administrative and Legal:**
 - A. Slip and Fall by member reported to Insurance Company
7. **Maintenance:**
 - A. New "Duck Crossing" sign has been manufactured and is waiting for installation
 - B. Weed & Feed Proposal – Upon review of the proposals, a motion was made by Gary Frost and seconded by Jim Guy to stay with Buffalo Lawn & Pest Services and to take advantage of their pre-pay discount. All were in favor.
 - C. All Fire Hydrants inspected for 2021
 - D. Hot Box heaters inspected for 2021 – 2022 winter season
 - E. Ehrlich Report for December 2021 – Activity found
8. **Communication:** Letters received & sent, Architectural Applications, etc.
 - A. Architectural change request approval letter sent for the replacement of a rear door
 - B. Architectural change request approval letter sent to replace rear steps with composite deck
 - C. Architectural change request approval letter sent to install landscape stone in rear of unit
 - D. Second letter sent regarding maintenance of exterior components in rear of unit, to be followed-up with a phone call
9. **Old Business/Open Items:** Annual Meeting completed

10. New Business:

11. Next Board Meeting Date: March 28, 2022 @ 5:00 p.m. - 120 BWL

12. Adjournment: Motion to close meeting @ 6:31 p.m. made by Jim Guy, seconded by Gary Frost