

Hickory Woods Annual Unit Owners Meeting 2017

Minutes

1/10/2017

Attending:

- Board Members: Liz Lannigan, Dick Loschi, Brad Perham and Brian Wells
- Doug Kilgore from Evergreen Harvard Management
- Unit Owners, recorded on sign-in sheets

Purpose of the meeting, as provided in the announcement

- I. Approve the annual budget
- II. Consider an amendment to the By-laws, concerning watering lawns, and
- III. Any other business, as necessary.

Requirement for Quorum

66 units must be represented in person or by official proxy to constitute a quorum.

Agenda

1. Call to Order
2. Introduce the Head Table
3. Certification of Quorum and Proof of Meeting
4. Acceptance of minutes from preceding meetings (annual and special meetings)
5. Reports on Status of the Association
 - a. Financial Condition
 - b. 2016 Successes, 2017 Plans and Challenges
 - c. Review and Approval of the 2017 Budget
6. IRS 70-604 Annual Resolution
7. Other business
 - a. Revision to the By-laws Concerning Watering of Common Areas
8. Unit Owner Comments and Questions
9. Announcements
10. Adjournment

Call to Order

The sign in and ballot distribution began at 6:30 PM and was completed at 7:04 PM, at which time the meeting was called to order.

Certification of Quorum and Proof of Meeting

Evergreen Harvard Management managed the sign in and ballot distribution process, with help from a Board member. Doug Kilgore certified the quorum with 66 of 98 possible unit owners in attendance, either in person or via proxy. Doug also certified that the mailing, notifying unit owners of the meeting, had taken place 21 days in advance of the meeting.

Review and Approval of Meeting Minutes

We dispensed with reading the minutes from the 2016 Annual meeting and the Special Election meeting in October, which were provided to all residents via the mailing. Bob Bouchard, 7 Black Forest Road made the motion to accept the minutes from the 2016 Annual meeting, Mary Ellen McGrath, 16 Tavern Hill seconded the motion, all were in favor. Anne Slaney, 28 Quarry Road made the motion to accept the minutes from the Special Election meeting, Verne Loschi, 16 Black Forest seconded the motion, all were in favor.

Reports on the Status of the Association

Doug Kilgore summarized the financial data by walking the unit owners through the unaudited Balance Sheet and the Budget Comparison Sheet for 12/31/2016. He pointed out the variances and the balances that existed at the end of 2016.

A resident asked the question, what type of account are we using for the Reserve Fund. Doug answered that the reserve fund is in an interest-bearing account and that eventually, when the balance grows, it may be moved to CDs.

Doug Kilgore asked for a motion to reject the 2017 budget, but none were provided. Therefore the 2017 annual budget was approved without dissent.

Brian Wells presented the accomplishments of 2016. The Plans and Challenges for 2017 were provided with the mailing and most were discussed as part of other items during the meeting.

There were no reports from committees, no election of Directors (due to the special election in October 2016) and no unfinished business from the 2016 Annual or Special Election meetings with the Unit Owners.

IRS 70-604 Annual Resolution

A motion to invoke IRS 70-604 was made by Bob Bouchard, 7 Black Forest Circle, and seconded by Leslie Boone, 26 Black Forest Circle.

The vote to approve that any excess of membership income over the membership expenses for the year ending December 31, 2017 shall be applied to the subsequent tax year expenses as provided by IRS Revenue ruling 70-604 was unanimous.

Other Business – By Law Revision

The proposed change to the By-Laws for watering of common land was discussed. After the discussion, the ballots for the amendment to the by-laws were collected.

Doug Kilgore from Evergreen Harvard Management, reviewed the ballots and created the tally.

Doug announced that the amendment to the by-laws, which implements a change to the rules for watering, failed to pass by a tally of 52 in favor and 11 opposed and three abstentions. With 66 resident present in person or via proxy a unanimous vote would have been necessary for passage.

Unit Owner Comments and Questions

A resident asked about getting a light at the entrance of the community. Board members explained that this action is in process and more information would be provided soon.

A resident asked about negotiating a lower cost for the fire hydrants.

Several requests were made to have the island at the end of Quarry Road removed.

Announcements

Announcements were made that included:

- 1) Information concerning the activities waivers that will be required in 2017,
- 2) A statement that HW activities are organized by resident control and participation and are not under the control of the HW board of directors,
- 3) Requests for participation in the Clubhouse Maintenance and By-Laws committees, and
- 4) A request that resident use certain methods for adjusting the Clubhouse thermostats.

Adjournment

With the completion of the business, Bob McGrath, 16 Tavern Hill Road made the motion to adjourn the meeting, the motion was seconded by Ann Slaney, 28 Quarry Road, and the meeting was adjourned at 8:13 PM.