

Hickory Woods Condominium
Minutes of the Annual Meeting held December 7th at 7pm
Hickory Woods Clubhouse, Londonderry, NH

- 1) **Attendees:**
 - a) New Star Properties: Sted Holton and Sarah Scribner
 - b) Board of Directors: Cherryl Gordon, Bob Medeiros, Paul Ramsey
 - c) Community Members: (list attached)
- 2) **Recognition of Quorum** – Hickory Woods By Laws require that 50% of all current units be represented at any meeting of the Association; forty-nine (49) units were required to meet quorum. A total of 79 units participated: 42 in person and 37 via proxy.
- 3) **Recitation of Proof of Notice** – To meet notification requirements, notices were sent to unit owners by November 16, 2022.
- 4) **Acceptance of the Annual Meeting Minutes from 2021** – Approved by ballot: 78 approved, 0 rejected, 1 abstained.
- 5) **2023 Budget Ratification** – 66.6% of the current units must vote to reject the budget or it passes. The budget was approved by ballot: 76 approved, 2 rejected, 1 abstained.
- 6) **IRS Resolution 70-604** – Approved by ballot: 78 approved, 0 rejected, 1 abstained.
- 7) **Board Election:**
 - a) With between 3 and 7 open seats, each for a 2-year term, nominations were requested from the homeowners. Six nominations were received before the meeting from Cherryl Gordon, Bill Lannigan, Phil Lee, Bob Medeiros, Paul Ramsey, and Anne Slaney. Nominations are not accepted from the floor.
 - b) The board is now comprised of:
 - i) Cherryl Gordon - 26PHR (exp. 2024)
 - ii) Bill Lannigan - 34 BFC (exp. 2024)
 - iii) Phil Lee - 22 Quarry (exp. 2024)
 - iv) Bob Medeiros - 37 Quarry (exp. 2024)
 - v) Paul Ramsey - 24 PHR (exp. 2024)
 - vi) Anne Slaney - 28 Quarry (exp. 2024)
- 8) **Association Report** – Paul Ramsey presented the community with the accomplishments of the board this year which included the clubhouse foundation repair, installation of gutters, new shutters and the recovering and leveling of the pool tables. Additionally, a large irrigation leak was found and repaired just outside the clubhouse. New contracts were signed for landscaping, snow removal and property management. Bob Medeiros provided a financial recap which included an update on the independent financial review as well as investing a portion of the reserves in a higher yield money market account.

9) **Question and Answer Session**

10) **Adjournment** at 7:41PM

Attendees:

HIWO01BL	HIWO05QU	HIWO08QU	HIWO11QU	HIWO14PE	HIWO18QU	HIWO24QU	HIWO30BL
HIWO01PE	HIWO06BL	HIWO08TA	HIWO11TA	HIWO15QU	HIWO18TA	HIWO25BL	HIWO31BL
HIWO01QU	HIWO06CH	HIWO09PE	HIWO12BL	HIWO16BL	HIWO20BL	HIWO25QU	HIWO31QU
HIWO02BL	HIWO06QU	HIWO09QU	HIWO12PE	HIWO16PE	HIWO20PE	HIWO26PE	HIWO32BL
HIWO02CH	HIWO07BL	HIWO09TA	HIWO12QU	HIWO16QU	HIWO20QU	HIWO26QU	HIWO33BL
HIWO02QU	HIWO07PE	HIWO10BL	HIWO12TA	HIWO16TA	HIWO21QU	HIWO27BL	HIWO34BL
HIWO03BL	HIWO07QU	HIWO10QU	HIWO13BL	HIWO17BL	HIWO22BL	HIWO27QU	HIWO36BL
HIWO03PE	HIWO07TA	HIWO10TA	HIWO13PE	HIWO17QU	HIWO22QU	HIWO28BL	HIWO37QU
HIWO03QU	HIWO08BL	HIWO11BL	HIWO13QU	HIWO18BL	HIWO23QU	HIWO28QU	HIWO38QU
HIWO05BL	HIWO08CH	HIWO11PE	HIWO14BL	HIWO18PE	HIWO24PE	HIWO29QU	