



Hickory Woods BOD Meeting Minutes
February 16th, 2022 at 1:30pm at the Clubhouse

- I. Attendance: Bob Medeiros, Paul Ramsey, & Cherryl Gordon
 - a. Community Members
 - b. New Star Properties: Sted Holton
- II. Election of Board Positions
 - a. President: A motion was made by Cherryl Gordon to nominate Paul Ramsey, seconded by Bob Medeiros, all in favor
 - b. Vice Chair/Treasurer: A motion was made by Paul Ramsey to nominate Bob Medeiros, seconded by Cherryl Gordon, all in favor
 - c. Secretary: A motion was made by Bob Medeiros to nominate Cherryl Gordon, seconded by Paul Ramsey, all in favor
- III. Review of 2021 Year-end Financial Statements
 - a. Bob Medeiros reported that HIWO finances are in order and in good shape. HIWO funds are kept in more than one institution to ensure that all funds are secure. The FDIC has a 250,000.00 cap for insured funds. HIWO also uses Fidelity Investments. Paul Ramsey reminded the Board and residents that interest rates are expected to increase this year which will be in our favor
- IV. Property Report
 - a. Clubhouse basement crack: Sted Holton reported that water has infiltrated through an existing crack in the foundation at the Yoga room. An estimate to repair the crack from the outside came in at \$15,000. The better option is to repair from the inside by removing the drywall at the crack, seal the crack and replace the drywall. Crack X has quoted \$625 to fix the one crack in question. Two quotes were obtained for drywall removal and replacement: Quote #1 from Pasquale Drywall is \$1,000.00. Total cost of repair approximately \$2,000.00. Quote #2 from Alpha Drywall is \$2,000.00, total cost approximately \$3,000.00. Question from Paul: Should the Board entertain placing gutters on the roof to keep the water from sheering off the roof? This will help to avoid future water issues at the foundation. There are non-leaking cracks that will be watched for possible leaks. Sted Holton will get gutter quotes for the boards review.

It is reported that the gym room will remain open during the repairs. Motion by Bob Medeiros to have Crack X repair the leaking crack and hire Pasquale (quote #1. \$1000.00) to remove and replace the drywall at the site of the leak, seconded by Cherryl Gordon. All in favor.
 - b. Clubhouse electrical needs: Sted Holton reported that the pendant light at the north side of the entrance to the Club House needs repair. This has happened in the past, and a new light was obtained through the vendor. Additionally, the island lights in front of the clubhouse as well as the foyer and outside lights are currently on timers which need constant adjustment. An electrician was consulted and the recommendation is that the pendant lights be replaced with LED recessed lights and

replace the timers with photocells (controlled by sunrise and sunset). The cost to install the lights and photocells is \$415.00. The Club House committee chairman agrees with the recommendation. Bob Medeiros made a motion to approve, seconded by Cherryl Gordon. All in favor.

c. Bartlett Tree

Sted Holton reported that a Bartlett Tree representative would like to come to the community to do a walk through to explain about several common diseases that affect fruit trees and answer any questions or concerns of the BOD. Residents were invited to participate. There is no commitment to hire for services. This will take place on March 24th at 10AM.

d. 2021 financial review (Done by a 3rd party accountant)

Sted Holton reported to the BOD that a 2021 financial review is recommended. The cost is estimated to be \$3000-\$4000. This money was placed in the 2022 budget as a line item. Once the review is complete it will be available to homeowners. This provides additional transparency to the community.

Bob Medeiros made a motion to approve; not to exceed \$4000.00. Seconded by Cherryl Gordon. All in favor

V. Clubhouse Committee Report

- a. FitTrax: The exercise bike has been repaired. It took longer than usual due to difficulty in obtaining the correct parts.
- b. Shutter work: Shutters are faded and need to be replaced. Bob McGrath (Chair of the clubhouse committee) has measured the shutters and will order. Cost to replace is \$85.00 per window. BOD approves

VI. ARC Requests

- a. 22 Black Forest for awning on rear of home. No questions from BOD. Motion to approve request made by Bob Medeiros, seconded by Cherryl Gordon. All in favor.
- b. 20 Black Forest for installation of 3 windows in back of building. No questions from the BOD. Cherryl Gordon stated that the placement of the windows does not affect neighbors. Motion to approve made by Bob Medeiros, seconded by Cherryl Gordon. All in favor.

VII. New Business

- a. Bob Medeiros reported that he has been investigating the placement of wells at the Club House to irrigate surrounding lawns and median irrigation needs. More to come as ideas are formulated.

VIII. Community Comments

- a. Many questions were asked and answered.

IX. Adjournment

- a. Motion made by Bob Medeiros to adjourn at 2:25PM, seconded by Cherryl Gordon. All in favor.