



Hickory Woods BOD Meeting Minutes
April 20th, 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. Approval of minutes from February 16th, 2022:
 - a. Motion to accept by Bob Medeiros, seconded by Cherryl Gordon. All in favor.
- III. Review of 2021 Year-end Financial Statements
 - a. Bob Medeiros reported that HIWO finances are in order and in good order and performing as expected. Funds for the clubhouse crack repairs were taken out of the operating budget instead of the reserve account. The existing bank accounts at Enterprise are in the process of being updated as the board has changed, therefore new signatories were needed. In the process of doing so, it was found that our account was improperly classified as a non-profit, this has since been corrected. The rolling \$10K has been untouched as of this date. The independent financial review is still pending; a quote will be furnished to the board sometime in May.
 - b. Motion to approve the March financials made by Cherryl Gordon, seconded by Paul Ramsey. All in favor.
- IV. Property Report
 - a. Clubhouse basement crack: The crack has been repaired and the yoga room completely restored. The entire process took only a few days, all contractors performed exceedingly well.
 - b. Clubhouse electrical: The chandeliers were removed from both exterior entrances and replaced with recessed lighting. This will solve the problem of the wind destroying the fixture on the north side. Timers were removed and photocells were installed to control the exterior lighting on the clubhouse as well as the lighting on the island in front of the building.
 - c. **Bartlett Tree**

Sted Holton gave a brief synopsis of the meeting with Josh from Bartlett Tree. It was brought to the boards' attention that the row of maple trees in front of the clubhouse are incorrectly planted (too close together) and the wrong tree for the limited area that is there. In time, the trees roots will begin to undermine the roadway, causing potentially significant issues. They also have the beginnings of root collar disease as they were planted incorrectly. The board will be assessing this situation and deciding the direction to take in the near future. There are several areas of Arborvitaes (berm on Tavern Hill, berm behind 40 Quarry and a stand on Church Ln) that need care; Bartlett has provided an estimate of \$2287.00 to complete the necessary work. Motion to approve the Bartlett Tree proposal made by Bob Medeiros, seconded by Cherryl Gordon. All in favor. A question was raised by a

resident: The Arborvitaes behind 40 Quarry were placed at the HO request. It is thought that they had agreed to maintain the trees. The board will research this issue.

- d. Golf and Pickle Ball nets: All are installed; there were repairs needed for the pickle ball pulley and associated parts for the proper function. This was repaired by NSP. The board will be looking to the clubhouse committee for recommendations on the fall take down.
- e. Spring walk through: The board will coordinate with Sted Holton on potential dates for this.
- f. Snow/Landscape highlights: With winter behind us, Alliance is in the community thatching, applying mulch and cleaning up after the long winter. Sted Holton will be sending out a communication to all regarding future fertilization. Alliance will be working on the startup of the irrigation systems within the community.
- g. 102 development: No news, all quiet.

V. Clubhouse Committee Report

- a. Shelving: New shelving has been installed to accommodate the puzzles to keep things better organized.
- b. Shutter work: Shutters have been installed and look great. Thanks to Bob McGrath for coordinating this.
- c. The septic system for the clubhouse was scheduled to be pumped this year; will be pushed to next year due to limited use.
- d. Furniture: A high top chair in the pool room was reported broken. It had extensive damage. Two additional bar stools had been repaired recently. Bob McGrath recommended that the stools be replaced.
Action: The board addressed safety concerns and requested that the wooden barstools be removed immediately. There was a suggestion that the stools from downstairs could be brought up until new chairs can be purchased.

VI. ARC Requests

- a. 10 Quarry: Replace plantings in the front bed and extend. Approved unanimously by the board.
- b. 1 Quarry: Replace trees in existing bed, plant tree on right side of the garage. Approved unanimously by the board.
- c. 19 Black Forest: Extension of patio. Approved unanimously by the board.
- d. 18 Quarry: Permission to erect a for sale sign in front of the home. Approved unanimously by the board.

VII. New Business

- a. Well estimate progress: Bob Medeiros is investigating the potential for placement of a well for the purposes of irrigation at the clubhouse and median strip. This is still in the vetting process. A 2/3 vote will be required for approval. The question of putting in a well was brought on by the rising cost of water. Rates are expected to continue to increase this year. Two estimates have been procured, a third will be sought.
- b. Clubhouse gutter proposal: There are at least 7 cracks in the foundation and thankfully none of them are currently leaking. During the February BOD meeting the question was raised whether gutters could help divert the water away from the foundation. A proposal was obtained from NH Gutter Pro's LLCs. The price is \$1940.00 to place gutters on both sides of the building from front to back along with a 5' wrap around the front and rear corners on both sides. Motion to accept proposal for clubhouse gutters for \$1940.00 made by Bob Medeiros Seconded by Cheryl Gordon. All in favor. A resident questioned whether that was the only proposal obtained? The name of a second company was given to Sted Holton to contact based on the homeowner's experience. Sted will obtain a bid for the gutter work and report back to the board. Motion to place gutters on clubhouse at a price not to exceed \$2000.00 made by Bob Medeiros, seconded by Cheryl Gordon. All in favor.
- c. New Star contract: Paul Ramsey explained that the current New Star contract ends on May 31, 2022. The board has done due diligence in researching current rates for services and satisfaction with current property management. New Star proposes a two-year contract with a 60 day no fault termination clause. Sted Holton will be lead property manager for Hickory Woods. Paul reviewed the current monthly cost for fees per household and the increase is less than 20.00 per unit for the year for the new contract. Motion made by Cheryl Gordon to approve the proposed management contract with New Star, seconded by Bob Medeiros. All in favor.

VIII. Community Comments

- a. Ellen Medeiros gave a presentation on a project that community volunteers have taken on. The original plan was to have a spring food drive. After consulting with a local food bank the group was advised to hold off until the fall when donations decrease and needs increase. The group researched an alternate plan and found a great need from Operation Care for our Troops. Plans are now underway with board support. The group will communicate their needs soon.
- b. Paul wanted to thank everyone for all their help looking for our missing neighbor. It was again reminded to all attendees that elections are coming at the end of the year and several members of the board are finishing their terms. If no one runs we risk being governed by an outside company at our expense.
- c. Several questions were asked and answered in regard to landscaping, plowing and salt application as well as some wildlife issues.

IX. Adjournment

- a. Motion made by Bob Medeiros to adjourn at 2:38PM, seconded by Cherryl Gordon.
All in favor.