



Hickory Woods BOD Meeting Minutes
April 19th, 2023 at 1:30pm at the Clubhouse

- I. Attendance: Bob Medeiros, Paul Ramsey, Philip Lee, Anne Slaney (left partway through the meeting) and William Lannigan
 - a. Community Members
 - b. New Star Properties; Sted Holton
- II. Approval of minutes from February 15th, 2023:
 - a. Motion to accept by Bob Medeiros, seconded by Anne Slaney. 4 in favor, Philip Lee against. Motion passes.
- III. Review of February and March 2023 Financial Statements
 - a. Bob Medeiros gave an update on financials. All is tracking as expected per the budget. As of March 31st, the balance in the operating account was \$55,700.41 and the Reserve balance was \$374,736.99. The portion of the reserve account that is invested is currently earning a return of 4.70%.
 - b. Motion to approve the March financials made by Bob Medeiros, seconded by Anne Slaney. All in favor.
- IV. Property Report
 - a. Sted Holton, NSP and Paul Ramsey discussed that a spring walkthrough would be taking place in the near future to inspect the landscape to look for any potential issues that may need to be addressed.
 - b. Alliance spring clean-up/winter repairs: Alliance is currently working at Hickory addressing any damaged caused by plow damage and performing the edging and spring cleanup. The irrigation systems will be activated on the 27th and 28th of April.
 - c. Golf Net/Pickleball Courts: All nets have been put up for the season; there is a problem with some of the stainless-steel keepers as the spring inside is not stainless and some of the springs are failing. There will a small expense to replace these keepers.
 - d. Pennichuck water main flushing: Pennichuck will be flushing the mains on May 25th and 26th, according to Pennichucks schedule.
- V. Clubhouse Committee Report
 - a. HVAC maintenance will be taking place on the 24th of April. They will come through and do the preventative maintenance and ensure we are ready for the season. The exercise equipment has been getting regular use and has been a year since it has been assessed; NSP will schedule FitTrax to assess the equipment and advise on any needed adjustments. AED inspection will happen sometime in May. The committee has requested to purchase 4 new umbrellas for the rear patio as the current umbrellas are fading and starting to break down. Bob McGrath will be providing pricing/color choices to the Board for approval. The committee will be looking to have a Board member join as now there are 6 members. The clubhouse needs pressure washing; there is a bird dropping issue

plaguing the building as well and we will wait till the nesting season is over prior to doing the cleaning. UNH cooperative will also be contacted by Paul Ramsey to see if they may have suggestions on how to deal with the bird problem. Finally, there is a flagpole light out; Bob would like to see what options are available for replacement and will provide that information to the Board at future meetings.

VI. ARC Requests

- a. 12 Tavern Hill window addition: Motion to approve request to add the window made by Philip Lee, seconded by Anne Slaney. All in favor.

VII. Old Business

- a. Rt. 102 development: Philip Lee will continue to monitor for activity. There are currently no plans into the Town Hall.
- b. Age affidavit update: Anne Slaney and Cherryl Gordon have worked on this project and Anne reported we are currently 100% compliant.

VIII. New Business

- a. Xfinity Promotions: There was a meeting with Xfinity and two options were presented to the community; one was a “bulk purchase” which would add roughly \$95.00 per month per unit to the budget and required to be collected through HOA fees that would provide all residents with a video/internet package. Option 2 was a profit share which would pay the association a portion of the revenue Xfinity receives from Hickory Woods. The catch in this plan is the current offer requires a fixed time for exclusive marketing rights. The Board will continue to work on this project.
- b. Reserve Study firm finalization: NSP provided information that 4 quotes were sought; Reserve Study Group, ARS, Bennet-Criterium and Team Engineering were tasked with providing quotes. Reserve Study Group, ARS and Criterium responded; Team Engineering did not. Motion made by Philip Lee to approve Criterium-Bennet’s proposal in the amount of \$4,400.00, seconded by Bob Medeiros. All in favor.
- c. Pond warning signs: Legal counsel has advised to place warning signs at the water retention areas within Hickory Woods. NSP will provide the Board with cost estimates for consideration.
- d. Homeowner Information Packet: Bill Lannigan spoke about a project he is working on to put together a “Homeowner Information Guide” for current and future owners. Some of the information in the guide will be procedures for steps to take for selling your home, who to call for services and other pertinent information homeowners and potential buyers would need.
- e. Alliance root treatments for the evergreens on various common areas within Hickory Wods: Discussion ensued regarding the responsibility of the treatment of the trees in question, a legal opinion will be sought as a final say. Bob Medeiros motioned to approve the Alliance quote for \$4870.00 for the root injection treatments, seconded by Bill Lannigan. 3 in favor, Philip Lee against.

IX. Community Comments

- a. HO spoke in disagreement about the treatment of the trees on Church and Black Forest and the disagreement of placing warning signs at the retention ponds. It was

discussed that there could be a potential mulch change to natural Hemlock; however there was also disagreement in making a change at this time.

X. Adjournment

- a. Motion to adjourn at 2:54PM made by Bob Medeiros, seconded by Bill Lannigan. All in favor.