



Hickory Woods BOD Meeting Minutes
August 9th, 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 June 15th, 2022:
 - a. Motion to accept by Bob Medeiros, seconded by Cherryl Gordon. All in favor.
- III. Review of June and July 2022 Financial Statements
 - a. Bob Medeiros reported that HIWO finances are tracking normally. It has been quiet; no out of the ordinary expenses to report at this time.
 - b. Motion to approve the June and July 2022 financials made by Cherryl Gordon, seconded by Paul Ramsey. All in favor.
- IV. Property Report
 - a. Landscaping update: Alliance has been mowing according to the weather; we are currently in a drought and as such mowing is less frequent.
 - b. Bartlett Tree/Alliance proposals: Bartlett does not recommend treating for needle cast for the remainder of the year. The quote for treating 32 trees next year is \$5,160.00 for all treatments recommended for needle cast. Root collar work estimate is \$2,800.00 Alliance came back with a different treatment plan; 1 time tree injection for needle cast on all trees then a series of foliar sprays. The continuing foliar sprays are quoted in the contract. One time trunk injections are \$4,800.00. Root collar fee is \$4,000.00. It was decided given the timing of the season, all treatments would be put on hold for the remainder of the year and worked into the 2023 budget.
 - c. Alliance proposal for Church Ln common area: Alliance proposed \$995.00 to replace perennials and mulch in front of the fencing on the entrance on Tavern Hill at the corner of Church Lane. Moving forward it would be included in the contract. The homeowners at 2 Church Ln abutting the fencing clarified that their plan was to continue to maintain the bed, but that help was needed to dig up the grasses. Proposal was tabled for further clarification.
 - d. Alliance bid for ornamental treatments around clubhouse: On hold until 2023.
 - e. Irrigation leak in the clubhouse system: A loose connection was found and repaired underground at the road crossing at a cost of \$1,100.00. It was thought to have been leaking for some time.
 - f. Clubhouse irrigation well update: No new bids as of yet; continuing process.
 - g. Clubhouse septic update: There was a homeowner complaint of sewage smell coming from the clubhouse area. The septic company came to inspect and pumped

the tank. The odor seems to be corrected. A homeowner mentioned that there may be a filter in the air vent that is close to the building.

- h. Landscape/snow contract updates: The landscape and snow removal contracts are coming due this year. Sted Holton has been seeking bids from several companies. Out of the five companies contacted there were only two quotes obtained. Boyden Landscaping and Alliance Landscaping: Boyden contract proposal snow management: 4-year contract with incremental increases over 4 years. Cost would be 1st year \$140,000.00. Second year \$140,000.00, third year is \$150,000.00, 4th year is \$156,000.00. Landscaping: \$199,975.00. Total of both is \$343,963.00. Alliance Landscaping: Two year contract: Snow removal: \$80,000.00 Increase of \$15,000.00 over last year. Landscaping: \$126,770.00, an increase of roughly \$35,000.00 over the previous contract. Alliance has also included the foliar sprays and all treatments around the clubhouse as part of this contract. With no further questions from the Board, a motion was made by Bob Medeiros to renew the Snow and Landscaping contracts with Alliance Landscaping. Seconded by Cherryl Gordon. All in favor.

V. Clubhouse Committee Report

- a. There have been no issues at the Clubhouse to report. The Clubhouse Committee is working on contracts for HVAC preventative maintenance. The current company, Granite State is no longer seeking work from small clients. The AED will be serviced soon. Bob McGrath reported that he gave the Board a detailed list of maintenance needed for the clubhouse. Pool table repairs: A second contractor gave a proposal to repair both pool tables and balance them. The bid was \$1050.00. This bid is significantly lower than the original. Motion was made by Bob Medeiros and seconded by Cherryl Gordon to repair and balance the pool tables at a cost of \$1050.00. All in favor.

VI. ARC Requests

- a. 36 Black Forest: Repair retaining wall. Motion to accept made by Cherryl Gordon, seconded by Bob Medeiros. All in favor.
- b. 6 Black Forest: Fence and Arbor. Motion to accept made by Cherryl Gordon, seconded by Bob Medeiros. All in favor
- c. 8 Quarry Rd: Edge bed with granite. Motion to accept: Bob Medeiros, Second, Cherryl Gordon. All in favor.
- d. 4 Quarry Rd: Replace Walkway with Stone. Motion to accept: Bob Medeiros, Second, Cherryl Gordon. All in favor
- e. 20 Black Forest: Extend bed, plant arborvitaes. Motion to accept: Bob Medeiros, Second, Cherryl Gordon All in favor.
- f. 18 Quarry Rd: Repaint front door/change color. Motion to accept: Bob Medeiros, Second, Cherryl Gordon All in favor
- g. 22 Pepper Hill: Expand front flower bed: Motion by Bob Medeiros to approve, seconded by Cherryl Gordon. All in favor.
- h. 22 Pepper Hill: Expand front bed. Motion to accept: Bob Medeiros, Second, Cherryl Gordon. All in favor.
- i. 5 Quarry Rd: pavers along driveway. Requires further discussion.

VII. New Business

- a. Electricity supplier change: BOD president and PM have worked together to seek out a less expensive company to supply electricity. It is expected that the current rate of 10 cents per kilowatt hour will be increased by greater than 50% at 22 cents. The new provider three-year contract is for 15.636 cents per kilowatt hour with an option to renegotiate if prices decrease. Motion was made by Paul Ramsey to accept the three-year contract at a rate of 15.636%, seconded by Bob Medeiros all in favor.

VIII. Community Comments

- a. Homeowner raised a question as to whether the Board expected an increase in HOA fees given all the increases in cost to run. Board advised that in communicating with other HOA boards, some were imposing special assessments to meet financial obligations.
- b. Homeowner suggested the removal of every other tree in front of the clubhouse. Will be re-evaluating in spring. Homeowner questioned if there was information on the 102 abutters. The markers were placed by the utility company. There has been no new information on plans for building on the abutting properties.

Homeowner requested the proposed budget for 2023 be available to the homeowners prior to the October Meeting. BOD will make proposed budget available to HO prior to October Meeting.

IX. Adjournment

- a. Motion made by Bob Medeiros to adjourn at 2:40PM, seconded by Cheryl Gordon. All in favor.