



Hickory Woods BOD Meeting Minutes
June 15th, 2022 at 1:30pm at the Clubhouse

- I. Attendance: Bob Medeiros, Paul Ramsey, & Cherryl Gordon
 - a. Community Members
 - b. New Star Properties: Sted Holton and Kara Warnock
- II. Approval of minutes from April 20th, 2022:
 - a. Motion to accept by Bob Medeiros, seconded by Cherryl Gordon. All in favor.
- III. Review of April and May 2022 Financial Statements
 - a. Bob Medeiros reported that HIWO finances are in order. We are currently over-budget in the clubhouse maintenance line due to the installation of gutters and and the foundation repair.
 - b. Motion to approve the April and May 2022 financials made by Cherryl Gordon, seconded by Paul Ramsey. All in favor.
- IV. Property Report
 - a. Landscaping update: Mowing is going well. Glenn Hillson from Alliance has been making rounds in the neighborhood and taking care of minor issues. He has a new crew here this year that is working slower and directed. New Star continues to monitor. The lawns and common areas are in good shape. Sted Holton reminded the homeowners to notify New Star of any issues. Glenn Hillson has been quick to respond to issues in the neighborhood.
 - b. Bartlett Tree proposal: Due to timeliness of treatment, Bartlett has completed one needle cast treatment to the trees located on the berm behind Church Ln. at the cost of \$1032.00.

Motion to approve the arborvitae treatment by Bartlett Tree in the amount of \$1032.00 made by Bob Medeiros, seconded by Cherryl Gordon. All in favor. Further treatment has been proposed by Bartlett; for needle cast four additional treatments at a cost of \$4128.00.

Root collar work around trees on Tavern Hill Rd and Church Ln, \$3824.00, soil treatments on Tavern Hill and Church Ln, \$2764.00 Total Cost for all work: \$11,748.00.

Home Owner questioned whether there were other bids obtained for the work. Sted Holton explained that Bartlett Tree services were previously used in the community, and there aren't many in the field.

Board asked Sted Holton to seek bids from other reputable arborists.
 - c. Gutter installation: Gutters have been installed at the clubhouse by NH Gutter Pro; additional bid was received and was higher.
 - d. Alliance proposal for ornamental treatments at clubhouse: There are mites noted on the shrubs at the clubhouse. An estimate was provided for treatment of all ornamentals around the clubhouse: Tabled
 - e. Clubhouse irrigation potential well update: Sted Holton continues to seek vendors for this project.

- f. Irrigation leak in the clubhouse system: Alliance will be addressing and repairing.
- g. 102 development: No news, all quiet.

V. Clubhouse Committee Report

- a. An irrigation leak was noted by Jim Shearer and Bob McGrath. Alliance was notified. The irrigation team will respond. There will be a \$150.00 per hour charge for the team to come and diagnose. Bob has been turning off the irrigation system when not in use to save on water loss. Paul Ramsey thanked Bob and Jim for the discovery.
- b. HVAC systems were recently serviced, all ok. The thermostats have been set at 74. The committee has not received complaints on temperature as of yet.

VI. ARC Requests

- a. 1 Quarry: Replace current light post with granite post: Denied due to by-law language.
- b. 2 Quarry: Replace current light post with granite post: Denied due to by-law language.
- c. 5 Quarry: Replace current light post with granite post: Denied due to by-law language.
- d. 5 Quarry: Replace front walkway with pavers: Motion by Cherryl Gordon to approve, seconded by Bob Medeiros. All in favor.
- e. 37 Quarry: Removal of three trees at owners expense for dangerous conditions: Motion by Paul Ramesy to approve, seconded by Cherryl Gordon. Bob Medeiros abstains.
- f. 7 Quarry: extend front flower bed: Motion by Cherryl Gordon to approve, seconded by Bob Medeiros. All in favor.
- g. 9 Pepper Hill Rd: Replace front walkway with pavers,: Motion by Cherryl Gordon to approve, seconded by Bob Medeiros. All in favor.
- h. 22 Pepper Hill: Expand front flower bed: Motion by Bob Medeiros to approve, seconded by Cherryl Gordon. All in favor.
- i. 25 Black Forest: Replace current light post with granite post: Denied due to by-law language.
- j. 6 Black Forest: Replace front walkway, add arbor. Tabled until a site visit could be performed by the Board.

VII. New Business

- a. 7 Tavern Hill pothole repairs: Pot holes to be repaired at the end of the driveway by community. Owner will pay for needed repairs to his driveway. Estimates received, motion to accept estimate from NE Sealcoating in the amount of \$1250.00, \$800.00 to be paid by the homeowner made by Cherryl Gordon, seconded by Bob Medeiros. All in favor.
- b. Financial Review Scope: Sted Holton gave an update on the budgeted independent financial review to be completed by Medaglia & Murphy. Scope has been received and reviewed. Total cost for this financial review is \$3,500.00. Bob Medeiros

motioned to accept the proposal to have this financial review completed. Seconded by Cheryl Gordon. All in favor

- c. Pool Table repairs: A request that the pool tables be resurfaced and balanced was submitted to the Board for review. A quote for the work was also given in the amount of \$1540.00. The Board requests that New Star get additional quotes and assessments of the pool tables and will revisit this at the next meeting.

VIII. Community Comments

- a. Concerns were raised after large pieces of the rubber sealing materials from the crack sealing job done last summer were found at the top of Tavern Hill after the winter. Questions about the roads and sealcoating were asked and answered.
- b. There were questions asked and answered regarding the treatment of trees in the common areas of the community, as well as discussion about the row of maple trees in the front of the clubhouse on Tavern Hill.
- c. An update on Operation Care For Troops was given; along with donations of money and other items, many pairs of socks were also received. The items collected will be brought to the collection site in a few days. Thanks were given to all who donated.
- d. Dog walking was discussed, and it was noted that some walkers were allowing roaming well into others yards with long leashes. It was recommended to use shorter leashes and to have respect for your neighbors.

IX. Adjournment

- a. Motion made by Bob Medeiros to adjourn at 2:30PM, seconded by Cheryl Gordon. All in favor.