



Hickory Woods BOD Meeting Minutes
June 14th, 2023 at 1:30pm at the Clubhouse

- I. Attendance: Bob Medeiros, Paul Ramsey, Philip Lee, Anne Slaney and Cherryl Gordon
 - a. Community Members
 - b. New Star Properties; Sted Holton
- II. Approval of minutes from April 19th, 2023:
 - a. Motion to accept by Bob Medeiros, seconded by Anne Slaney. 4 in favor, one against. Motion passes.
- III. Review of April and May 2023 Financial Statements
 - a. Bob Medeiros gave an update on financials. All is tracking as expected per the budget. As of May 31st, the cash balance in the operating account was \$55,652.45 and the Reserve balance was \$382,148.58. The portion of the reserve account that is invested is currently earning a return of just under 5%
 - b. Philip Lee questioned why the association was involved in a mailbox replacement on Church Ln; this was done as the post was broken by Waste Management and New Star Properties had to negotiate for replacement to be sure the owner affected was made whole.
 - c. Bob Medeiros reported that a new hose and umbrellas were purchased for the clubhouse.
 - d. Motion to approve the March financials made by Philip Lee, seconded by Cherryl Gordon. All in favor.
- IV. Property Report
 - a. Alliance progress/schedule: Alliance has been working diligently to ensure Hickory remains looking beautiful throughout the season thus far. Several fertilizer applications have been performed to date. It has been difficult to keep up as the weather has not been cooperating. The arborvitaes and spruce trees on the berms on common area throughout the property have been treated to thwart any future disease issues that have been plaguing them. The trees that have been affected will still remain thin; however, the disease will be controlled and the needles should remain as they currently are.
 - b. Asphalt repairs: There are currently two areas of concern: 11 Tavern Hill and the north entrance to the clubhouse. As a reserve study currently being performed; the Board will wait for it to be finalized prior to acting on the needed repairs.
 - c. Tree treatments: See #2 above.
 - d. Maple trees on Tavern Hill: The current trees in front of the clubhouse are planted too close together. As time passes, the trees will grow into each other causing canopy issues. Several recommendations have been sought; all are in alignment that every other tree should be removed to keep the trees healthy. There is a three-to-five-year window of time to perform this work. Expected cost to be around \$10,000.00. The Board will take this information under advisement.

- e. Alliance planted annuals at the entrance to the community at no charge.

V. Clubhouse Committee Report

- a. Bob McGrath was unable to attend, Sted Holton relayed that Bob would like to have the clubhouse pressure washed and windows cleaned in late July as there have been ongoing issues with bird droppings. Bob will also be purchasing two plastic owls as an attempt to keep the birds at bay. Cost will be \$350.00 to pressure wash and \$700.00 to wash the windows. Motion by Bob Medeiros to allow \$1050 to pressure wash the clubhouse and wash the windows. Seconded by Philip Lee. All in favor.
- b. The side entry door frame has begun to rot and needs replacement. NSP to provide estimate to perform the work and will forward to the Board for approval.

VI. ARC Requests

- a. 18 Quarry patio extension: Motion to approve request to extend patio made by Philip Lee, seconded by Anne Slaney. All in favor.
- b. 21 Quarry Lilac bush planting: Motion to approve request to plant a lilac bush made by Bob Medeiros, seconded by Philip Lee. All in favor.
- c. 15 Quarry Granite pavers along driveway edges: Motion to approve request to add granite pavers along both sides of the driveway provided they are below the finished grade of the driveway and the unit owner assumes all responsibility for damages during plowing/mowing made by Philip Lee, seconded by Cherryl Gordon. All in favor.

VII. Old Business

- a. Rt. 102 development: Philip Lee will reported no action, however after calling the current land owner regarding a dead tree on the property it was discovered that development of the parcel was on the planning board agenda for this evening for discussion. Follow up will be done to find out the exact plan and action will be taken by the Board to address.
- b. Xfinity contract progress: The options were again discussed and we have obtained a legal opinion. Option one is a bulk agreement where the fees would be rolled into the condo fees with all residents being eligible for a certain tier of programming. Option 2 is a revenue share. The current offering for this is a ten-year contract with a one year no fault termination clause. The association will also receive free internet at the clubhouse saving roughly \$1,000.00 per year. Motion made by Philip Lee to proceed with option 2, which is the revenue share agreement. Seconded by Bob Medeiros. All in favor.
- c. Reserve study progress: Bennett -Criterium met with the Board this morning and has begun the study. We expect preliminary results in a few weeks, presentation will be made to the Board within two months to be ready for budget planning.
- d. Homeowner information packet: Packet is currently being reviewed by the Board and once approved it will be sent out to all unit owners.

VIII. New Business

- a. Lawn signs: A reminder was given to all unit owners in regards to the placement of yard signs as we enter the upcoming political season. Signs are not allowed to be placed in the common areas; this includes signs by painters, contractors etc. All requests for exterior signs must be made to the Board for approval.
- b. Paul Ramsey spoke about the current efforts by National Grid for Canadian Hydro Power to bring power into NH, with a substation being built in Londonderry. The path may follow the current high-tension lines abutting the property. Paul will monitor and provide more information as it becomes available.

IX. Community Comments

- a. HO spoke about black spots being found on numerous maple trees throughout the property. Sted Holton will have Alliance investigate to find out exactly what the disease is and if it will cause the trees harm.
- b. A HO spoke about invasive plants encroaching through the fence behind her yard. Alliance will investigate this as well.

X. Adjournment

- a. Motion to adjourn at 2:20PM made by Philip Lee, seconded by Cherryl Gordon. All in favor.