



Hickory Woods BOD Meeting Minutes
November 2nd, 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 August 9th, 2022:
 - a. Motion to accept by Bob Medeiros, seconded by Cherryl Gordon. All in favor.
- III. Review of August and September 2022 Financial Statements
 - a. Bob Medeiros reported that HIWO finances are performing as expected. There are certain lines over budget; others under. It is expected that we will close the year within the approved budget for 2022.
 - b. Motion to approve the August and September 2022 financials made by Cherryl Gordon, seconded by Paul Ramsey. All in favor.
- IV. Property Report
 - a. Alliance irrigation winterization: Alliance has worked through the community and has finished the irrigation winterizations. They are currently doing the fall cleanup along with the fall fertilization and lime treatments. There were a few concerns of the fertilization being broadcasted over the existing leaves in spots; Glenn Hillson from Alliance assures that the pellets will move off of the leaves and make their way to the turf areas and the leaves move. The final mowing will be completed next week to close out the season. A reminder was also given to sign up for generator/rear deck shoveling with Alliance if homeowners would like the service.
- V. Clubhouse Committee Report
 - a. Window washing has been completed and the screens have been stored for the winter. One sash was broken in the yoga room in the process; the cleaning company has ordered a new window and it is expected to be installed shortly.
 - b. The golf nets and pickle ball nets were taken down and stored for the winter. The plan to just remove the top of the golf nets failed as the way they are made is in one complete net so just removing a portion was not an option.
 - c. All outdoor furniture has been stored for the winter.
- VI. ARC Requests
 - a. 8 Quarry: Stone lining along driveway. Motion to accept made by Bob Medeiros, seconded by Cherryl Gordon. All in favor.
 - b. 3 Quarry: Granite pavers lining driveway. Motion to accept made by Bob Medeiros, seconded by Cherryl Gordon. All in favor
 - c. 4 Quarry Rd: Granite pavers lining driveway. Motion to accept: Bob Medeiros, Second, Cherryl Gordon. All in favor.
 - d. 1 Quarry Rd: Granite pavers lining driveway. Motion to accept: Bob Medeiros, Second, Cherryl Gordon. All in favor

- e. 5 Quarry: Granite pavers lining driveway. Motion to accept: Bob Medeiros, Second, Cherryl Gordon All in favor.
- f. 10 Quarry Rd: Granite pavers lining driveway. Motion to accept: Bob Medeiros, Second, Cherryl Gordon All in favor
- g. 2 Quarry: Granite pavers lining driveway. Motion by Bob Medeiros to approve, seconded by Cherryl Gordon. All in favor.
- h. 18 Quarry: Remove trees at homeowner expense. Motion to accept: Bob Medeiros, Second, Cherryl Gordon. All in favor.
- i. 14 Pepper Hill: Installation of retention wall to left of home. Motion to approve made by Bob Medeiros, seconded by Cherryl Gordon. All in favor.

VII. New Business

- a. 2023 Budget: The Board worked hard to prepare the 2023 Budget. Budget highlights were presented to the audience and a line by line explanation was given for each expense. The goal was to keep the increase in budget under 10%, which the Board was pleased to report that even with the increases in landscaping and snow removal contracts they were able to do. Exceeding a 10% increase in HOA fees would require a 2/3 vote from the community to approve. The board has elected to use a portion of the retained earnings from 2022 along with reducing the reserve contribution for the coming year in an effort to keep the dues as low as possible in the face of increasing costs. Understanding that the Capital Reserve Fund will be funded slightly under recommendation at the end of the year, the board will be looking into higher interest investments as an effort to offset the difference in funding.
- b. New HOA fees will be 279.00 next year which is a 25.00 increase from last year, provided the budget passes at the annual meeting.
- c. The reserve study is due to be refreshed in 2023; this will provide an up to date understanding of the future needs of Hickory Woods.
- d. Motion to approve the proposed 2023 budget made by Cherryl Gordon, seconded by Bob Medeiros. All in favor.
- e. The association was reminded that all Board Members terms are up this year. The association must have at least 3 Board Members with a maximum of 7. If there are not 3 candidates, the association must seek a Board from outside at our cost. If this occurs, the outside company will oversee all Board business.

VIII. Community Comments

- a. Questions were asked about the budget increase for landscaping. The increase seems excessive. Sted Holton reviewed the process and the quotes received from the landscaping companies that responded. Paul Ramsey added that it has been difficult to get bids as the companies are struggling to hire.
- b. Questions were asked that the contracts for services be put on the website so that people could review what services will be provided. Sted Holton will address putting the contracts on the portal with competitive information blacked out.

- c. A homeowner asked if Zoom could be used for meeting for HO who winter in warmer climates. The Board will discuss and respond.
- d. Questions were asked about who is responsible to remove leaves that are accumulating around limited common area. (Alliance will blow leaves until snow removal is needed)
- e. A homeowner asked if snow removal around generators could be given priority. The board will discuss with Alliance.
- f. A homeowner asked who was responsible for replacing lamp post lights. (It is the unit owner responsibility to maintain light posts) Homeowners are responsible for limited common area including driveway and light post.
- g. A homeowner suggested that the HW Website has information on repair people.
- h. The Board reminded all attendees that the annual meeting would be held on December 7th at 7PM.

IX. Adjournment

- a. Motion to adjourn at 2:00PM made by Cheryl Gordon, seconded by Bob Medeiros. All in favor.