

HICKORY RIDGE HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

APRIL 14, 2009

The meeting was called to order by President Shirley Mainello at approximately 6:32 p.m. which was held at the Recreation Center, 9230 Hickory Ridge Dr. Present were Eileen Fitzsimmons, Sandi Chudzinski, Lisa Jagielo, Shirley Mainello, Jessica Parker, Julie DeFratis and Ron Good. Residents Ken Gresko and Michael Horvath also intended the meeting. Both expressed the intent of attending all board meetings.

READING OF MINUTES

There was a motion made by Lisa and seconded by Jessica to dispense with the reading of all 3 meeting minutes and to approve the Board minutes of March 3, 2009. Of the 4 board members present at the March 3 meeting, all were in favor. Motion carried.

A motion was made to approve the minutes of March 26, 2009 special meeting by Ron, seconded by Sandi. 6 were in favor; Eileen abstained since she was not in attendance. Motion carried.

There was a motion to approve the minutes of April 1, 2009 special board meeting by Julie, seconded by Ron. All were in favor. Motion carried.

FINANCIAL REPORT

The financial statements from February and March were reviewed.

MANAGERS REPORT

A. Americon Punch List, Mark Sanja

1. Shirley reported that Mark Sanja has stated that Riskru was getting ready to turn over all common areas to the association.
2. A site review of the new construction areas punch list and Sweetnut will take place with Cedar Mgmt. after the first mowing.
3. Shirley reported that Ray has looked at the concrete problems on Sweetnut, and it will be added to the punch list.

B. Additional Parking--issue will remain on the agenda

C. Exterior Building Maintenance and Shrub Replacement responsibility

1. Amendment A Roof and Siding Maintenance--111 in favor, 59 against 60% in favor; Amendment still does not have enough votes to pass. (123)

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2. Amendment B Shrub replacement responsibility--90 in favor, 80 against. Amendment B has failed since maximum negative votes have been exceeded. (62)
3. A motion was made to close the amendments voting by Jessica, second by Lisa. All were in favor. Motion carried.

D. Ponding water on Hickory Ridge Dr.

Shirley reported that Mark Sanja said that Riskru's contractor will fix the roads once the weather is warmer.

E. Enlarge Pine tree beds.

Tabled until May; motion by Jessica, seconded by Julie. All were in favor; Motion carried.

F. Pool Drain covers

Will be installed prior to pool opening

COMMITTEE REPORTS

A. Design Review (Chair, Eileen Fitzsimmons) No requests

B. Nominating Committee (Chair, Sandi Chudzinski)

New committee for 2009. Committee consists of Eileen Fitzsimmons, Chair, Pattie Hanning and Mary Lyn Savage

C. Community Action Committee (Chair, Eileen Fitzsimmons)

Eileen reported that there had been no word about the city's request for stimulus money to build a Rt. 303 bridge. The city is working on preliminaries for a walking path between Seneca Pond and Wilcox parks.

D. Beautification Committee (Chair, Shirley Mainello)

No report

E. Swimming Pool Operations (Chair, Lisa Jagielo)

Lisa reported that passes will be sent to Cedar to be mailed in his welcome packet..

F. Social Committee (Chair, Sandi Chudzinski)

Sandi reported on the upcoming Pasta Dinner and the earth day clean up.

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- G.** Association Website Committee (Chair, Eileen Fitzsimmons)
No report

- H.** Association Newsletter Committee (Chair, Eileen Fitzsimmons)

Eileen has retired from publishing the newsletter. Lisa will be the committee chair. Michael Horvath has volunteered to do the newsletter in conjunction with Lisa. Eileen will send Michael the templates.

OLD BUSINESS

- A.** Recreation Center Updates; Committee (Chair, Lisa Jagielo), Betty Gruska, Shirley Mainello, Sandi Chudzinski, Julie DeFratis.
Lisa reported that they need to schedule another meeting but no date was given.

- B.** Rules Handbook

Eileen suggested that we get samples from Kaman for a nominal cost as he suggested at the HOA seminar; Ron said that he has access to Ethan's Green rules and that we should not spend the money. Eileen will get a copy of her Mom's rules from Columbus for an additional example. Tabled until May.

- C.** Pool Storage Building

Since we have time, Sandi will look for information on costs. Julie will ask a contractor that she uses for ideas on who to call.

- D.** Fence and Deck Cleaning and Sealing is underway; cleaning was completed; staining will continue once the weather gets warmer.

NEW BUSINESS

- A.** Letters

1. 9300 HRD Shirley will look at the damage after the reseeding is complete
2. 9362 HRD Shirley forwarded email from Harold that came from contractor. Satellite dish is issue in lawsuit between neighbors; will determine response once the issue is settled by the courts
3. 9385 HRD Shirley will have Harold will call them and let them know that reseeding of lawns will take place later in the season,

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B. President's Report

Shirley reported that Harold will meet with the landscapers next week about the snow plow damages. They have until May 15 to complete the reseeding.

The pool passes will be mailed by Cedar.

The committee volunteer lists are needed; mailing to board members with the general meeting minutes.

C. New Management Company and Turnover of Records to Cedar Mgmt.

Shirley reported that the turnover will take place May 1. Cedar will start May 1st; pay will commence June 1 as we are paying Young Mgmt's notice through May.

D. Kaman Service Option

A motion was made by Lisa and seconded by Ron to accept Kaman's option for the upcoming year. All were in favor. Motion carried

GENERAL DISCUSSION

- A.** Based on Kaman's seminar, outsiders should not be included in our Bingo due to liability issues. Sandi reported that the turnout has dwindled so it will be up to the committee whether to continue Bingo.
- B.** Hastings will need to communicate the rule enforcement expectations clearly at the beginning of the season. Further discussion was tabled until May on the potentially building a higher fence and having a security guard.
- C.** A discussion about collection of fees was reiterated from the seminar. The Board will need to make sure that there are no misses between the changeover in management companies. Lisa suggested that we should diversify our accounts or potentially buy a CDAR for our reserve accounts

EXECUTIVE SESSION

- A.** Open Forum. After a short discussion, the board agreed to adopt the Open Forum—Board Meeting Procedures that Cedar Management has provided. Any resident in attendance will be given the opportunity to speak to the Board in an "Open Owner's Forum" for 15 minutes prior to each meeting being called to order. Copy of procedures is attached.
A motion was made by Lisa, second by Julie. All were in favor. Motion carried.

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ADJOURNMENT

There being no further business, a motion to adjourn was made by Jessica and seconded by Lisa at approximately 8:15. All were in favor.

The next Board Meeting: May 12, 2009; 6:30 p.m. at the Rec. Center.

X Eileen Fitzsimmons, Secretary

Date