

HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR SESSION MEETING
Tuesday - January 12, 2010

Open Forum: There were no Owners present.

1. Call Meeting to Order:

- a. Board President, Shirley Mainello, called the meeting to order at 6:32 p.m. at the Recreation Center, 9230 Hickory Ridge Dr. Streetsboro, Ohio. Board members present were: Susan Smith, Julie DeFratis, Sandi Chudzinski, Ron Good and Lisa Jagielo arrived at 6:35 pm. Eileen Fitzsimmons was absent. Larry Cedar, Property Manager from Cedar Property Management, was also present.

2. Approve previous meeting minutes:

- a. Julie DeFratis made a motion to approve the Regular Session Meeting minutes of November 30, 2009, as presented. The motion was seconded and approved unanimously 6/0. These minutes with all attachments will be placed in the Corporate Record book.
- b. Susan Smith made a motion to approve the Executive Session Meeting minutes of November 30, 2009, as presented. The motion was seconded and approved unanimously 6/0. These minutes with all attachments will be placed in the Corporate Record book.

3. Treasurer's Report – Financials through December 31, 2009:

- a. Julie DeFratis made a motion to approve the receipts and disbursements through November 30, 2009, subject to year-end review. The motion was seconded and approved unanimously 6/0.
- b. Susan Smith made a motion to approve the receipts and disbursements through December 31, 2009, subject to year-end review. The motion was seconded and approved unanimously 6/0. It was noted that through 12/31/09 the Association finished year-end 2009 at \$12,784 under the operating budget, or approximately 4.7% to the good.
- c. Arrears – The arrears discussion was moved to Executive Session.
- d. Sales & Transfers through December 31, 2009 – None

4. Property Manager's Report – through December 31, 2009:

- a. The Board reviewed approx. twenty (20) phone calls, through 12/31/09, the calls were of a routine nature and Management had replied to all Owners calls in a timely manner.
- b. The Board reviewed approx. twenty-nine (29) pieces of written correspondence, through 12/31/09. The letters were of a routine nature and Management had replied to all Owners correspondence in a timely manner. The Board needed no further action.
 - i. Riskru – Mr. David King, legal counsel for Riskru, provided the quitclaim deeds for the common area parcels that had recently been filed with Portage County. All of the common area parcels are now deeded over into the name of the Association and the Board now considers this matter closed.

5. Committee Reports:

- | | |
|---------------------------------------|-----------|
| a. Community Action Committee | No report |
| b. Beautification Committee | No report |
| c. Swimming Pool Operations Committee | No report |
| d. Social Committee | No report |
| e. Design Review Committee | No report |
| f. Website | No report |
| g. Newsletter | No report |

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6. Unfinished Business:

- a. Copies to Board – 2010 Approved budget.
- b. Copies to Board – 2010 Board Meeting schedule
- c. The Board discussed the 2010 Annual Membership Meeting and verified the following:
 - i. Two terms are up this year, Sandi Chudzinski and Eileen Fitzsimmons. Sandi had agreed to run again and Management will check with Eileen to see if she will run again.
 - ii. The Board asked Management to mail out the Annual Meeting announcements out in the next two weeks.
 - iii. Management will email template copies of the President's Report and the Treasurer's Report to those Officers to prepare for the Annual Meeting.
 - iv. As a cost-saving measure, the Board opted to hand out the maps of the three Phases to the Owners in attendance at the Annual Meeting and then mail out the maps to the Owners that did not attend. Owners will then be asked to add these Phase maps to their Association documents.

7. New Business:

- a. Susan Smith made a motion to have Hastings Waterworks install valves on both backwash lines at the pool in the amount of \$211. The motion was seconded and approved unanimously 6/0.
- b. The Board tabled a proposal from Ultrawash to Powerwash the siding on the Units, as it was determined that this was the individual Homeowner's responsibility for maintenance. Management will ask the contractor if they would be willing to hold the price for individual Homeowners wishing to have this work completed.
- c. The Board reviewed the Work Order and Proposal Reports through 12/31/09 with no further action.

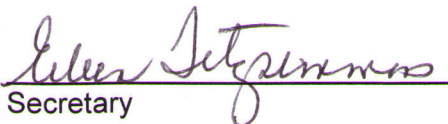
7. Adjournment:

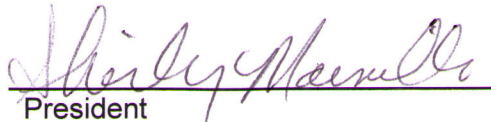
- a. Board President, Shirley Mainello adjourned the meeting at 7:13 p.m.

The Board then went into Executive Session.

Respectfully Submitted,

Approved,


Secretary


President


Date