



**HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.
REGULAR SESSION BOARD OF TRUSTEES MEETING**

Tuesday, October 11, 2011

Open Owners Forum: No owners in attendance

1. Call Meeting to Order:

Board President, Shirley Mainello, called the meeting to order at 6:40 p.m. at the Recreation Center, 9230 Hickory Ridge Dr., Streetsboro, Oh. Board members present were: Shirley Mainello, Sandi Chudzinski, Lisa Jagielo, Julie Solly, and Mike Horvath. Ron Good joined the meeting later and Julie Mecone-Omaits was absent.

2. Approve previous meeting minutes:

- a. Lisa Jagielo made a motion to approve the Regular Session minutes of September 13, 2011, as presented. The motion was seconded and approved 5/0. A copy of these minutes with all attachments will be placed on file in the Corporate Record Book.

3. Treasurer's report – Financials through September 30, 2011

- a. Sandi Chudzinski made a motion to approve the receipts and disbursements through September 30, 2011, subject to year-end review. The motion was seconded and approved 5/0.
- b. Arrears and Credits through September 18, 2011 were discussed and appropriate measures to be initiated by Management.
- c. Sales and Transfers through September 30, 2011. (one)
 - i. 9311 HRD – Bianchi to Modugno – 9-16-11 - \$126,000

4. Property Manager's Report –Correspondence 9/1/11 – 9/30/11

- a. Phone Log – 9 calls (Copies in Corporate File)
- b. Correspondence Agenda 9/1/11 -9/30/11 – Letters were of a routine nature and Management replied in a timely manner.

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5. Committee Reports

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

6. Unfinished Business -

- a. Discussion –FHA pre-approval list – Tabled
- b. Discussion – Legal opinion re changing use of tennis court to basketball court
 - i. Board has previously discussed this and will not pursue because of costs involved.
- c. Notes on items in progress from Management.
 - i. Lawn Drainage
 - ii. Pool Furniture
 - iii. Pool Gate Card Reader
 - iv. Fence Staining

7. New Business

- a. Work Order and Proposal Reports through 9/30/11 – The Board reviewed the report with no further action needed.

8. Adjournment

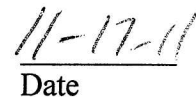
- a. Board President, Shirley Mainello adjourned the meeting at 7:35 p.m.

Respectfully Submitted,


Secretary

Approved,


President


Date