

HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.
REGULAR SESSION BOARD OF TRUSTEES MEETING
AGENDA
Tuesday, September 13, 2011

Open Owners Forum: No Owners in attendance

1. Call Meeting to Order:

Board President, Shirley Mainello, called the meeting to order at 6:31 p.m. at the Recreation Center, 9230 Hickory Ridge Dr., Streetsboro, OH. Board members present were: Shirley Mainello, Julie Mecone-Omais, Lisa Jagielo and Mike Horvath. Ron Good joined the meeting later. Sandi Chudzinski was absent. Cedar Property Management representatives, Larry Cedar was also present.

2. Approve previous meeting minutes:

- a. Julie Mecone-Omais made a motion to approve the Regular Session Meeting minutes of August 9, 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 August 31 2011

- a. Julie Mecone-Omais made a motion to approve the receipts and disbursements through July 31, 2011, subject to year-end review. The motion was seconded and approved 5/0.
- b. The Board noted the transfer of \$90K to open a new CD at US Bank.
- c. Arrears and Credits through July 18, 2011 were discussed and appropriate measures to be initiated by Management.
 - i. 691 GLC – The unit sold at Sheriff's sale on 8/15/2011. Julie Mecone-Omais made a motion to write off the balance of \$1,358 as uncollected income. The motion was seconded and approved 5/0.
 - ii. 9404 HRD – The unit sold at Sheriff's sale on 8/22/2011. Julie Mecone-Omais made a motion to write off the balance of \$6,283 as uncollected income. The motion was seconded and approved 5/0.
- d. Sales and Transfers through August 31, 2011 – two (2)
 - i. 691 GLC – 8/15/11 – Flowers to PNC Mortgage - \$90,000
 - ii. 9404 HRD – 8/22/11 – Calhoun to PNC Mortgage - \$76,667

4. Property Manager's Report

- a. Phone log – 8/1/11 – 8/31/11
- b. Correspondence Agenda – 8/1/11 - 8/31/11
 - i. The letters were of a routine nature and Management had replied to all Owners correspondence in a timely manner. The Board took no further action.

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5. Committee Reports

- a. Community Action Committee
- b. Beautification Committee
- c. Swimming Pool Operations Committee
- d. Design Review Committee
- e. Website Committee
- f. Newsletter
- g. Social Committee

There were no formal reports given on the Committees.

6. Unfinished Business

- a. Copies to Board – Reimbursement of Replacement Rec Table by Owner - \$256.00
- b. Mailbox Discussion – The Board agreed that the tan Step 2 mailbox was acceptable for the ADA allowance for 668 HHC.
- c. Drainage work – Larry to contact Turfscape to address the 2 areas that still need work
- d. Deck & Fence Sealing – 2011 schedule was mailed to the affected Owners.
- e. Pool Deck – The concrete leveling is complete.
- f. Catch Basins – Turfscape temporarily filled w/stone and topsoil. Will still have to address – waiting for competitive quote.

7. New Business

- a. Discussion – Leave phone on all year – Ron Good made a motion to leave the phone on all year at the Rec Center. The motion was seconded and passed 6/0.
- b. Discussion – Shed – No shed at this time – tabled.
- c. Discussion – Street Signs – Look for signs – Board to look for samples of signs at other properties that would compliment the community.
- d. Proposal – Turfscape – Aeration (\$2,800) and/or Overseeding (\$4,200) – Michael Horvath made a motion to have the Aeration done. The motion was seconded and passed 6/0. No Overseeding this year.
- e. Proposal – Kaman & Cusimano – legal services quote for FHA pre-approval (\$1,300) – Tabled for October meeting.
- f. Work Order and Proposal Reports through 8/31/11
- g. Discussion – Owners' replacing their own ground cover – The Board agreed that Owners could remove and replace the low-lying "Cotoneaster" ground cover shrubs in the foundation beds near the garages, at their own expense.
- h. Discussion – Purchase of tables for pool area – Ron Good made a motion to purchase three (3) expanded tables with benches and a trash can for pool area. (~\$4,000). The motion was seconded and passed 6/0.

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8. Adjournment

- a. Board President, Shirley Mainello adjourned the meeting at 8:40 p.m.

Respectfully Submitted,


Secretary

Approved,


President

10-11-11
Date