

HICKORY RIDGE HOMEOWNERS ASSOCIATION

REGULAR SESSION BOARD MEETING MINUTES

MAY 12, 2009

The meeting was called to order by President Shirley Mainello at approximately 6:31 p.m., which was held at the Rec Center, 9230 Hickory Ridge Drive. Present were Sandi Chudzinski, Lisa Jagielo, Julie DeFratis and Ron Good. Absent were Eileen Fitzsimmons and Jessica Parker. Residents in attendance were Ken Gresko, Paul Kaiser and Mike Horvath.

OPEN FORUM

Shirley opened the meeting explaining our Open Forum policy to the residents. Each resident was asked to speak no longer than 5 minutes.

Ken Gresko addressed the issue of the Builder's punch list and thought improvements should be made to the common areas now and not to wait any longer for the Builder. Shirley and Larry answered his concerns and advised that all units are now sold and the punch list will be discussed with the Builder.

Paul Kaiser was concerned about the numerous tire tracks of people cutting corners too short and suggested that we have the asphalt company address this problem when they come back to fix the water ponding issue. Paul also had issues with the mowing to his property line, and his neighbors outside signs and barbecue grill. Larry asked Paul to email him with specific information and Larry will address his concerns.

READING OF MINUTES

A motion was made by Shirley to correct the April 14, 2009 minutes as follows:

New Business.....A. (2) 9362 Jones HRD... should read: in regard to the damage to resident's driveway by snowplow, Shirley advised that she would ask management company to talk with Brickman. Satellite dish issue is a dispute between neighbors and is a police issue. Motion was 2nd by Ron, all were in favor, motion carried.

There were no other corrections, a motion was made by Ron to approve the minutes of April 14, 2009, 2nd by Lisa, all were in favor, motion carried.

TREASURER'S REPORT

A. Larry advised that the receipts and disbursements through April 30th have not been reconciled, as he has not received statement from Young's Property Mgt. Larry advised the Board that it would take approximately 3 to 4 hours to enter January through April 2009 into his computer at a cost of \$40 per hour. Julie made a motion to approve Larry transferring January thru April, 2009 at a cost of \$40 per hour, 2nd by Shirley, all were in favor, motion carried.

A motion was made by Lisa to move the two CD's maturing May 16th and May 19th to Key Bank at an interest rate of 2.40% for 28months, 2nd by Ron, all were in favor, motion carried. Larry is to find out whose signatures are on the CD's.

B. Larry went over the arrears and credits thru April 18, 2009

C. Sales and Transfer Report through April 30th, (one)

PROPERTY MANAGER'S REPORT

A. Phone log- 4-1-09 through 4-30-09

B. Correspondence Agenda.....4-1-09 through 5-7-09

1. Good 654 Sweetnut—request to install storm door
A motion was made by Julie to approve the storm door, 2nd by Lisa, 4 were in favor, Ron abstained, motion carried.
2. Brickman – mulching to be done by Friday, May 15, 2009, weather permitting. Larry also discussed our issue with too much mulch being put around trees. Brickman has advised that most of our trees were planted too high. Brickman did not feel anything needed to be done this year, but would give us a price quote if we wanted to address the situation next year.
3. The Board reviewed the costs of our legal services from David Kaman.
4. Beck 9396 HRD.....wants to extend their flower bed and to plant a pear tree in the existing bed. A motion was made by Lisa to allow the pear tree to be planted in their existing bed, and to deny their request to extend flower bed, 2nd by Julie, all were in favor, motion carried.
5. Susan and Doug Smith...9389 HRD... request to remove a tree and put in concrete pavers to extend their patio.....tabled until Board members could look at the area.

COMMITTEE REPORTS

Design/Review Committee...Chairperson, Eileen Fitzsimmons

The Board discussed the Design/Review Committee, the reason that it was set up, was communication problems with our previous property manager. Since the Board needs to review and vote on each request, it was determined that we no longer need this committee. A motion was made by Ron to disband the Design/Review committee and to also allow Larry to approve any routine requests, 2nd by Shirley, all were in favor, motion carried.

Nominating Committee, Chairperson, Eileen Fitzsimmons.....No report

Community Action Committee, Chairperson, Eileen Fitzsimmons....No report

Beautification Committee, Chairperson, Shirley Mainello.

Shirley reported that she and Julie walked the property and counted 86 circles that had dead pine twigs that were planted two years ago. There was a discussion about letting residents adopt an approved tree and plant it in these circles. Shirley also reported that she would like to plant additional flowers and bushes at the front entrance. A motion was made by Lisa to give the Beautification committee an additional \$100 for improvements to the front entrance, 2nd by Ron, all were in favor, motion carried.

Swimming Pool Operations, Chairperson, Lisa Jagielo

Pool passes will be mailed by May 15, 2009. Larry suggested that we only charge \$10 to replace a pool pass, instead of the \$50 that we now charge. The Board approved this reduction for replacement pool passes.

Social Committee, Chairperson, Sandi Chudzinski

The next event is the annual picnic, June 27th. Larry suggested that we turn social committee money over to him so he can include it in his monthly and annual budget as a Sunshine Fund.

Association Website, Chairperson, Eileen Fitzsimmons.....No report

Association Newsletter, Chairperson, Michael Horvath.....No report

UNFINISHED BUSINESS

- A. Copies to Board, Signed Cedar Property Mgmt. Contract
- B. Copies to Board, 2009 Board Meeting Schedule
- C. Copies to Board – Huntington Checking account closed and opened NCNB Checking account

- D. Discussion – Pool passes
- E. Powerwash and staining decks, list of addresses
- F. A motion was made by Lisa to give Ultrawash the 2nd draw of \$8,000.00, 2nd by Shirley, all were in favor, motion carried.
- G. Pool Storage Shed....tabled
- H. Julie’s tree removal.....Larry advised Julie he would have her tree removed
- I. Rec Center Committee.....Lisa will schedule a meeting

NEW BUSINESS

- A. Discussion – Channels of Communication Policy.....A motion was made by Shirley to approve and send the Channels of Communication Policy letter to all Residents, 2nd by Ron, all were in favor, motion carried.
- B. Proposal- Kaman Legal Service Option \$400.00
- C. Work Order and Proposal Reports through 4-30-09.....none

General Discussion

Larry advised that he did get a price quote from Noble’s to clean the Rec Center, however, he did not have it with him and will email it to Board Members. Larry suggested that we go ahead and let Noble’s clean the Rec center before Memorial Day and we can then get other bids and make a decision.

Sandi will call Neva Slates to ask if she will handle the community Garage Sale again this year.

There was no further business; Shirley Mainello adjourned the meeting at approximately 9:00 p.m.

The next Board meeting is June 9th, 2009.

Respectfully Submitted,

Approved,

Secretary

President

Date