

HICKORY RIDGE HOMEOWNERS ASSOCIATION

REGULAR SESSION BOARD MEETING MINUTES AUGUST 11, 2009

The meeting was called to order by President Shirley Mainello at approximately 6:37 p.m. at the Recreation Center, 9230 Hickory Ridge Dr. Present were Eileen Fitzsimmons, Sandi Chudzinski, Shirley Mainello, Julie DeFratis and Ron Good. Lisa Jagielo was absent. Residents Ken Gresko, 9340 HRD and Mike Horvath also attended the meeting.

RESIDENTS OPEN FORUM

Ken Gresko commended the board on finally taking steps to start some of the punch list items by seeding the hills between Hickory Ridge and Gold Leaf. He also inquired about the status of the greenspace deeding. *The deeding is discussed later in the meeting.*

READING OF MINUTES

There was a motion made by Julie and seconded by Ron to dispense with the reading of the minutes from July 14, 2009 and to approve the regular session minutes as written. All were in favor. Julie motioned to approve the executive session minutes as written, seconded by Sandi. All were in favor. Both motions carried.

FINANCIAL REPORT

- A. A motion was made by Sandi to approve the June receipts and disbursements. Ron seconded it. All were in favor. Motion carried.
- B. The CD register is finally correct and up to date.
- C. The financial statement was not completed this meeting as Larry Cedar has not had time to reconcile data from YPM, but promised it will be complete at the September meeting.
- D. Cedar has changed their pay date from the 1st of the month to the last week of the previous month. So in July, 2 months management fees were deducted. They will not deduct the January fees until Jan. 1 and none will be deducted in December to balance the two months deducted in July.
- E. Arrears and Credits through June 18, 2009 reviewed. Julie requested one item be moved to Executive Session.
- F. 1 transfers reported.
 1. 7/29/09 9273 HRD Snetsinger to June L. Cadd \$125,000.

PROPERTY MANAGERS REPORT

- A. Riskru punch list
 1. The concrete was complete and Riskru will not be fixing the nicks and gouges in the existing concrete slabs. They will be removing the extra pieces of concrete and top dressing the lawns where the concrete was piled.
 2. Ray said that no additional parking pads would be installed. Eileen along with Susan brought up the point that the parking in the rear areas is still a major issue due to the short length of the driveways in many townhomes and asked that it be on the September agenda. Lisa had Jim had previously marked a map with additional parking areas; the board will also look at the areas and determine how many parking spaces are still needed. This is a major variance from the

site plan that the city should be addressing. Larry will address with the building department.

3. Eileen asked if there was any additional communication with the city on the bond money. She felt that the responses last month and this month by Bob Kamiecek from Kaman's office was unacceptable. With the approval of the rest of the Board, Eileen will call David Kaman about the issue. Shirley found the memo from then Mayor Tom Wagner stating that there is record of the city having \$28,000 in bond money on deposit with the city but they have not found the account at National City. Shirley will forward a copy of the memo to Larry cedar. It was noted that a copy was originally sent to Kaman and Cusimano also.
4. The asphalt repair and wings at intersections have been completed. Larry felt that they made a sincere effort to fix the ponding and other issues, but the Julie, with the agreement of the rest of the board found this to be totally unsatisfactory. Ron suggested taking pictures of ponding areas for the record. Shirley will have Larry address the issue. The 2 corners at HHC were missed and that will also need to be corrected. Eileen said that HHC was on her list that Larry told us at the last meeting.
5. Larry said that a notice should be in the newsletter about homeowner warranties. Eileen felt that it is the Board's duty give complete information to all owners. She suggested that a letter be sent to all owners who have lived here less than one year giving them the information so that the HOA does not get involved in unit warranty issues after Riskru is gone from the property. All were in agreement that is should be less than 25-30 homes and worth the postage. *Larry responded by email that he didn't know when every closing took place. There should information and closing dates in YPM's records.*

B. Association Punch list

1. Larry said that Ray showed him his longer extensive list from 2008 but did not discuss anything other than the water box vales that had been moved.
2. Ray also stated that Riskru will not spend any more money on Hickory Ridge after the concrete.
3. Larry asked if Eileen had the siding colors, but she did not. She reminded the board that he said at the July meeting he would contact Harold Young personally with all issues when it was needed and the Board suggested that he contact YPM.
4. The Board would like a copy of the updated punch list.
5. Has there been any further correspondence with the city and what is the status?

C. Riskru Legal Department

1. There was an email saying that David King was working on updating the documents and deeding the common area and the green space.
2. David King brought up the supposed \$50,000 that the association "owes" Riskru. There are records in YPM's information that shows incorrect assumptions and that that escrow was incorrectly collected and there should be an escrow account with the closing funds collected. The Board had previously voted to not pay any money and an updated accounting of closings the last 2 years and the money spent by the association on common area warranty issues will show additional money that Riskru owes the association.

D. Walk Through Concerns

1. A list of replacement shrubs needed and 2 bids for shrub replacement will be available at the September meeting.
2. The drain quotes were reviewed but due to the fact that the Board did not have a YTD financial report to see where we stood on this year's reserves expenditures vs. the budget, this project was tabled until Spring.
3. Cable boxes were repaired and will complete in 10 days. AT&T has not yet been contacted due to Cedar having to spend two hours getting through their computer phone system with no success.
4. The sign quotes at front entrance was discussed but tabled until next month as there was such a large difference between the two bids. The need for plywood being needed on the back of the sign was also questioned. *Larry responded by email that the sign is warped and this will reinforce the sign.*
5. Eileen asked why the seeding was done in August after the bids were tabled at the last meeting. Shirley said that there was a communications breakdown and that she spoke to Larry about this type of thing not happening again and that communication must be improved going forward.
6. There were no revised bids for the hill behind Sandi's building. Shirley will find out the status of this project.

COMMITTEE REPORTS

- A. Community Action Committee No Report
- B. Beautification Committee No Report
- C. Swimming Pool Operations No Report
- D. Social Committee
 - a. The garage sale netted \$98 from furniture sold. Sandi will call one of the community groups to donate the remaining furniture.
- E. Website Committee
 - a. Shirley noted that Larry suggested that the Board regular session meeting minutes be posted on the website. All agreed that this should be implemented. Eileen will contact Ricardo. *This is complete with this year's minutes posted. Older minutes available in electronic files will be posted as converted to PDF.*
- F. Newsletter Committee
 - a. A reminder will be in the next newsletter to remind residents to put all complaints of rule violations in writing.

UNFINISHED BUSINESS

- a. The locks have not yet been changed in the pool room. Questions were raised about the cost to rekey the locks vs. replace them. Sandi will contact Larry.
- b. Eileen asked that the need for additional parking pads be added to next month's agenda and all Board members were asked to look at the back area to determine where there is room for additional parking pads. The Board requested that Larry provide the number of parking spaces on the original plans vs. how many are actually installed. This should be included in YPM information.

NEW BUSINESS

- A. The Board welcomed Susan Smith, our new Board member who is fulfilling the reminder of Jessica Parker’s term. Susan was also elected Treasurer replacing Jessica. A discussion of the need for invoices and checks to be reviewed by the Treasurer quarterly since the Board does not receive copies of invoices. Sue will contact Larry to review the first half of the year invoices.
- B. Legal services option on agenda was unneeded and multiple copies also a waste as this was approved in April.
- C. Eileen motioned that the drain for pool area tabled until Spring since the summer is virtually over. Ron seconded. All were in favor. Motion carried.
- D. Administrative costs of \$278 were discussed and Shirley will ask Larry how much of copy total was for meeting. Larry *responded by email that most was for meeting copies*. The Board asked that copies be made only where needed, that separator pages be eliminated along with email copies from vendors, etc. A summary page would be a less costly alternative. The board also does not need copies of individual homeowners credits.

GENERAL DISCUSSION

- A. Sue reported that she spent about \$150 to purchase garage sale supplies last year but did not request reimbursement. Since our rules allow garage sales only once per year, Eileen motioned that the HOA reimburse her expenses, Ron seconded. All were in favor. Motion carried. Sue will give Larry an itemized list of expenses.

ADJOURNMENT

The Board regular session adjourned at 7:50.

The next Board Meeting: September 8, 2009, 6:30 p.m. at the Rec. Center.

Submitted:

X

Approved:

X

Secretary

President

Date