

Hickory Lake Estates Owners Association, Inc.

**Board of Directors Meeting
Bloomingdale Library
Wednesday February 1, 2017 6:30PM**

MINUTES

The Meeting of the Board of Directors of Hickory Lake Estates Owners Association, Inc. was called to order on February 1, 2017 at 6:41 pm. The meeting was located at the Bloomingdale Public Library.

FIRST ORDER OF BUSINESS CALL TO ORDER/ ROLL CALL/ QUORUM

Present were Board of Directors Chris Rutledge, Don Juceam, Diane Ward, Tim Miller, and Vaden Webb. Also present was Gina Blackstock of Terra Management Services.

A quorum was established.

SECOND ORDER OF BUSINESS APPROVAL OF OCTOBER 12, 2016 MEETING MINUTES

The Board of Directors waived a formal reading on the minutes from the October 12, 2016 meeting. *Motion was made by Don Juceam, seconded by Diane Ward, with unanimous approval, to approve the October 12, 2016 Meeting Minutes as submitted. 5-0.*

THIRD ORDER OF BUSINESS MANAGEMENT REPORT

RESALE & WELCOME:

There has been (1) ownership transfer reported since the last meeting. The resale report was attached.

FINANCIAL:

The December 2016 Financial Report was e-mailed to the board on January 20, 2017. Balance sheet and Income and Expense Statements were attached. The BB&T operating account has a balance as of 12/31/16 \$16,675.84. The BB&T Reserve account has a balance as of 12/31/16 \$55,788.65.

LEGAL / COLLECTIONS:

The Current Aged Balance Report was attached. 208 Rosana: Terra Management spoke with the attorney regarding this home. Bush Ross was aware of the mortgage foreclosure sale that was held on January 17, 2017. It appears that a third party purchaser purchased the property, and Bush Ross is waiting for the Certificate of Title to be issued. Regarding the Association action, we had a hearing scheduled on November 30th, but it was continued to allow for the results of the outcome of the mortgage foreclosure sale.

ACC/COMPLIANCE:

Current Violation Report was attached. Inspections continue on a bi-weekly basis. Most violations are being addressed in a timely manner.

GROUNDS MAINTENANCE:

Gina Blackstock spoke to the landscapers on 1/16/17 about the foliage by the monument signs. They advised that they could not get too aggressive with the trimming of shrubs at the monument signs. They may have had issues with the cold weather we had. In about 4-6 weeks (from the date I spoke to them) they should be able to cut back the Firebush and allow them to reset. They can cut back the Viburnum as well. If we cut back too much and get a frost, it could severely damage or kill them. The landscapers put the new annuals in mid-January. Yellowstone performed some clean-up of the tree debris in the area behind the house at 207 Rosana. The dead bamboo behind 104 Rosana was also addressed. The turf color does look a little off, but it is normal. Again with the cooler weather and shorter nights the turf is not actively growing as much.

The Irrigation Tech checked out the rain sensors per the Board's request at the last meeting. The South entrance sensor is ok, but the North entrance sensor was bad. This has since been repaired. A complaint came in to Terra regarding the landscapers not picking up trash before they mow. I brought this to our account manager's attention, and will be corrected. Attached were the most recent reports from The Lake Doctors.

FOURTH ORDER OF BUSINESS – COMMITTEE REPORTS

Diane Ward and Chris Rutledge provided an example of the Welcome Baskets to new owners that include the rules and other pertinent association documents. There were also lots of supplies included in the basket including household items.

The Architectural Committee signed off on the previously approved applications. There was discussion regarding the standards for shingle types that are approved. The board requested that the ACC consider the shingle brand (Tamko) that the owners wanted to use. Tamko was not one of the two (GAF and Owens/Corning) previously approved. The committee will need to know if the color and design of these Tamko shingles would be a good match.

FIFTH ORDER OF BUSINESS – PRESIDENT COMMENTS

Tim Miller discussed proper protocol for any issues that require looking in to and noted that owners could communicate with Terra and/or contact a Board member. Gina Blackstock also noted usage of the website as a tool. A tenant was present at the meeting and noted that when calling Terra, they are told to contact their landlord. Gina offered her business card and mentioned that although the relationship is typically between the HOA and the owner of the property, that she would welcome any communications from tenants as well.

SIXTH ORDER OF BUSINESS – UNFINISHED BUSINESS

There was no unfinished business to discuss.

SEVENTH ORDER OF BUSINESS – NEW BUSINESS

The community yard sale was discussed and it was decided that the HOA would hold a spring community garage sale. *Motion was made by Don Juceam, seconded by Diane Ward, with unanimous approval, to set the date for April 29, 2017. 5-0.*

Vaden Webb offered to work on getting new signs and placing the ad in the newspaper.

Diane Ward spoke about having a Spring/Fall Fest. Chris, Vaden and Diane will meet to brainstorm ideas for the community party (Springfest). The association has tried to do this in the past with little interest, so the Board hopes people will be interested this time. More information will follow after Chris, Vaden and Diane meet and will be posted in the newsletter.

EIGHTH ORDER OF BUSINESS – ADJOURNMENT

There being no further business to discuss, the meeting was motioned and seconded to adjourn at 7:47P.M.

Approved:

By: _____

Title: _____

Date: _____

Hickory Lake Estates Owners Assoc., Inc.