

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

Board of Directors Meeting July 25, 2018 Meeting Minutes

1. Call to Order-Certifying of Quorum

Chris Rutledge called the meeting to order at 6:30 p.m. Board members Diane Ward and Don Juceam were also present, therefore quorum was established. It was confirmed that the meeting notice was posted at least 48 hours in advance. Jeana Wynja represented McNeil Management.

2. Approval of Meeting Minutes: The Board reviewed the prior meeting minutes as prepared by the Manager.

On Motion: Duly made by Don, second by Diane and carried unanimously.

Resolve: To approve the meeting minutes from April 25, 2018 as presented.

3. Reports

Monthly financial reports were reviewed. Notices and architectural reports were reviewed. The Board reviewed the violations report and decided upon the following action:

<u>Unit ID</u>	<u>Action</u>	<u>Unit ID</u>	<u>Action</u>
960	Monitor	1031	Hold and Monitor
1112	Send Final Notice	993	Send Final Notice
986	Send Final Notice	1082	Send Final Notice
1015	Hold and Monitor		

4. Business Items

Pond Signs: The Board reviewed proposal from Signs Now for the printing of six (6) No Trespassing signs.

On Motion: Duly made by Diane, second by Don and carried unanimously.

Resolve: To approve the proposal from Signs Now for six (6) No Trespassing signs.

Fence Installation at 213 Rosana: Owner of 2503 Bellwood Drive discussed concerns regarding approval process and timeline/implementation of the neighbor's fence that was recently installed. The ACC Committee has agreed to meet with the owner of 213 Rosana Drive to re-measure the setbacks to ensure that the fence was installed per the Association's architectural guidelines. If owner has installed the fence according to the Association's setback requirements, and if there are further concerns, then the Board advised that it would become a civil matter between the two owners (not the HOA).

Manager's Comments: Environmental Protection Commission has required the Association to send a letter to owners who border the lake that are not within Hickory Lake Estates Owners Association. On May 9, 2018, the Aquatic/Wetland Plant Control Authorization Letter was mailed to ten (10) non-Hickory Lake Estate owners who live on the west side of the lake.

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5. Adjournment

Owner Comments: Owner inquired about enforcement of boats or RV's parked in the driveway or road. Traffic concerns regarding new community across John Moore Road (Brooker Ridge).

On Motion: Duly made by Don, second by Chris and carried unanimously.

Resolve: To adjourn the meeting at 8:02 p.m.


Prepared by Manager on behalf of Secretary