

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

Budget & Board of Directors Meeting Virtual Meeting Via Zoom November 12, 2020 Meeting Minutes

1. Call to Order-Certifying of Quorum

Don Juceam, Board President, called the meeting to order at 6:30 p.m. Board members Diane Ward and Mary Ann Duarte were also present therefore quorum was established. It was confirmed that the meeting notice was posted at least 48 hours in advance, and the budget meeting postcard was mailed to all owners on October 29, 2020. Jeana Wynja represented McNeil Management.

2. **Approval of Meeting Minutes:** The Board reviewed the prior meeting minutes dated October 21, 2020 as prepared by the Manager.

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

Resolve: To approve the meeting minutes as presented.

3. **Reports:** Manager reviewed the monthly financials and delinquent accounts. The Board decided to send a final notice to Unit ID # 987. Brad Ward indicated that all architectural requests are current.

4. New Business Items

2021 Budget (revised): Don presented. The board has reconsidered the increase to the 2021 budget due to the COVID hardships that owners may be experiencing. The Board is not going to move forward with the pressure washing project presented during the last board meeting. The board has decided to leave the 2021 semi-annual assessment flat at \$265 (same as 2020).

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

Resolve: To approve the revised 2021 Budget as presented with no increase.

Board Comments: Diane is putting together the newsletter which will be mailed out with the assessment notices. Mary Ann is still trying to engage the County to mitigate the sidewalks that they did not finish a couple of years ago (project originally started by Diane). The Board will consider a reserve study in the future; at this time the cost is between \$2,000-\$5,000. Don encouraged owners to keep homesites looking well kept, including trimming trees, rake leaves, pressure wash cement surfaces, pressure wash and paint homes when necessary. Don also stated that mowing has been stopped around the manmade pond so to decrease the speed of erosion, which came recommended by The Lake Doctors. Diane indicated that the Association was looking to eventually place plantings at the shoreline to help reduce erosion. Don is keeping an eye on erosion around the south pond.

Owner Comments: Owners inquired about cost of camera contract; board to update owners. Owner commented that a vendor stopped by her home about bush hogging the reservoir area; manager indicated that vendor was initiated by the Association. Owner asked about access to the natural lake; board to advise owners. Board clarified that owners may use the lake, not trespassers. Owners inquired about the Annual meeting, which has been postponed due to COVID. Owners asked about changing date of meetings in 2021 (from Wednesday to a Monday/Tuesday or Thursday). Owner commented that unleashed dogs have been observed.

5. Adjournment

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

Resolve: To adjourn the meeting at 7:47 p.m.


Prepared by Manager on behalf of Secretary