

HICKORY LAKE ESTATES

OWNERS ASSOCIATION, INC.

Minutes for the 7/26 Board mtg

Attending:

Don Juceam

Earl Hughes

Tim Reynolds

Neighbors attending: Edgar Robles, Carlos Rivera, Maria (Alette's neighbor)

Call to order 7:35pm

Earl, Don, Tim present

Board voted to officially approve the increase in insurance premium as previously discussed to increase the coverage of the Association Wall along John Moore Rd to \$250,000. Unanimous Vote of approval.

Discussed using Raffle as motivation for attending annual meeting but will consult Lawyer for Legality. Don suggested the meeting be catered as an incentive to attend for neighbors. No motions made nor voted on until lawyer consultation

Reviewed and approved by unanimous vote to contract Hal's Home Services to repair holes, cracks and post column in Wall for both north and south communities.

Discussed need to repair areas outside wall where gravel rock has been washed away from base of the wall. Board Requests solutions be solicited from Ceski Landscaping, Kevin Johnson and Hal's Home Services. Don J to ask Ron Alexander, neighbor on Briana the status of his wall section that was eroding.

Discussed need for possible power washing of wall areas that exhibit algae growth. Not significant enough yet for PW but Board will keep eye on condition

Discussed process for inspecting inside of wall for current condition and removal of any plant materials growing on or over inside of wall. Board requests McNeil to send letters to half dozen or so neighbors where this is currently happening. Board asks neighbors to take responsibility for removing any plant materials that are touching wall.

Took testimony from neighbors in north community about Raccoons presence in backyards and on premises. Recommended neighbors call County pest control and removal of critters.

Discussed need for removing mattresses and tires and other trash from wooded area between north and south. Tim Reynolds will organize another volunteer cleanup effort and asks if waivers need to be signed by volunteers for removing any liability of HOA if they are injured. Board recommends getting proposals from vendors who would be paid to remove trash on a semi regular basis.

Discussed large oak in north community that is very close to wall. Board requests Mcneil to ask neighbor to consult arborist re root pruning tree to avoid wall being pushed up by tree.

Board request reminder to Cesky's to remove plant materials pruned each time they are trimmed to keep Monument areas and grass strip litter free along John Moore.

Board discussed Northeast corner neighbor to be asked to trim Washingtonia's dead fronds once a year before they fall and litter john moore grass strip and horse pasture of neighbor. McNeil please send letter. Having neighbor trim his own trees would reduce cost of having landscaper pick up fronds outside wall and improve look of the trees on the property.

Board anticipates meeting with Lake Doctors to review responsibilities and what County requirements are for lake and pond locations. Monday August 1.

Discussed 8ft length on South Pond being NOT mowed to develop grasses to hold shoreline. This is being accomplished by Cheski

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Reviewed highlights of current Landscaping contract for frequency and duties. Tim Reynolds asked about Board view of needing new vendor which is not recommended at this time.

Board will make a comparison of flock safety cameras contract which is due to be renewed in February 2023 with new proposal from another security camera vendor. Presentations for comparison to be scheduled. Tim Reynolds was added to Flock member list for viewing security photograph

Board will begin review and determination of 2023 budget line items for increase or decrease. Two topics of concern are decreasing Plant materials for planting around the south pond in case of embankment failure and increasing the monthly and yearly transfer of funds into the reserve account from operating funds. Other major line items are security cameras, Lake doctors and perimeter fence conditions and if reserve funds would be the source for any expenses incurred for repair.

Board discussed possible motivations to achieve annual meeting quorum and how many board members would be designated for 2023. No vote was taken on these matters.

Adjourned at 1030pm. Motion by Don J, seconded by Earl, all in favor.

APPROVED BY THE BOARD OF DIRECTORS ON 10/11/2022