

HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS

June 15, 2022, MEETING MINUTES

QUORUM AND CALL TO ORDER

- Directors Jennie Kampf, Silvia Merrill, Doug Pew, Jennie Rekas, Audrey Rogerson, Kristen Uhler-McKeown, and Margo Wolcott, formed a quorum 7:30 p.m.

ELECTION

- Elected the following officers:
 - President – Silvia Merrill
 - Vice President – Audrey Rogerson
 - Secretary – Margo Wolcott
 - Treasurer – Doug Pew

ACTION ITEM – M. Wolcott to communicate new officers to RA (Catherine Castrence) and TWC and post on website.

FINANCIAL REPORT REVIEW

- Directors reviewed and approved May's financial report.
 - o D. Pew noted that we are over budget for legal fees due to recent work on the Bylaws and holding the Town Hall and more fees are expected until that work is complete.
 - o Discussed the extra money that could be moved to reserves but decided to discuss further with TWC.
 - o D. Pew noted that snow removal and garbage contracts are higher than planned for due to inflation.

OLD BUSINESS

- Reviewed Wojan 2500 Series sliding glass door specification and approved to add the sliding door to the standards. Board approved the application for 11563 MR to replace sliding glass door.
ACTION ITEM – M. Wolcott to add the new standard to the HCA #4 Resolution.
- Reviewed placement of speed limit signs.
ACTION ITEM – M. Wolcott/D. Pew to talk with TWC about correcting the placement of the signs.
- Discussed storage door replacement bids.
ACTION ITEM – TWC to get 2nd bid for the fiberglass door from Lowes. Have two other bids from private contractors for over \$5K.
- Reviewed two power washing company bids. A. Rogerson noted that this item should be included in the budget going forward.
ACTION ITEM – D. Pew to investigate which fund the money should come from and talk with TWC about itemizing this in the budget.
- Reviewed bids for sidewalk concrete replacement to fix trip hazards, striping, numbering, and painting. Approved bid for painting, striping, and renumbering.
ACTION ITEM – D. Pew to ask TWC to get another bid for grinding concrete to compare to the bid for replacing the concrete.
- Discussed creation of a playground committee and landscape committee. J. Kampf will be the liaison for the playground committee and A. Rogerson will be the liaison for the landscape committee. M. Wolcott will be the liaison for the signage committee.
ACTION ITEM – J. Kampf will contact RA regarding playground specifications.

NEW BUSINESS

- Discussed recent second-hand smoking complaints and creating a smoking policy. Passed a motion to have TWC send a letter to the two homeowners whose renters are bothering neighbors with their second-hand smoke. J. Rekas suggested implementing a “good neighbor policy”.
ACTION ITEM – M. Wolcott to ask TWC to draft a letter to the two homeowners for the board to review.
ACTION ITEM – J. Rekas to contact Cat at RA to find out RA’s policy on smoking on common grounds.
ACTION ITEM – J. Rekas to gather examples of good neighbor policies.
- Discussed fixing louvers in Block 3 courtyard.
ACTION ITEM – TWC to get a handyman to quote.
- Discussed power washing the sculpture in the meadow.
ACTION ITEM – S. Merrill will ask TWC to add this to the power-washing contract scope of work.

DIRECTOR’S REPORTS

- Landscaping – discussed the recent planter and tree work that has been done and is ongoing in Blocks 1 & 2. Waiting on a quote for rejuvenation pruning of azaleas. A. Rogerson will be meeting with the arborist on Friday to inspect some dead trees.

MEMBER FORUM

- Block 1 resident, reported that the mowers did not cut all the way up the slope to the patios in the back yards of Block 1.
ACTION ITEM – A Rogerson to discuss with the landscape company.
- Block 1 resident reported a tree leaning over the path behind M. Poss’ house.
ACTION ITEM – A. Rogerson to discuss with the arborist on Friday.
- Block 1 resident noted that there is graffiti on the bridge.
ACTION ITEM – S. Merrill will contact TWC to get it cleaned/removed.
- Block 2 resident asked about the plans for the bamboo. A Rogerson gave an update on the status.
- Block 3 resident, noted that a Block 3 resident leaves their trash can out front all the time.
ACTION ITEM – S. Merrill will ask TWC to send a letter to members reminding everyone about the trash policy.
- Block 3 resident asked for referrals to window manufacturers. Several members provided options.
- Discussed adding a list of vendors on the website recommended by neighbors, emphasizing that the list is NOT promoted by the board members.
ACTION ITEM – M. Wolcott to work on adding the list to the website.

EXECUTIVE SESSION

Directors adjourned the meeting at 9:40 p.m.