

**Hickory Hollow Homeowners Association**  
**Meeting Minutes**  
**December 15, 2022**

**Call to order**

The regular annual meeting of the Hickory Hollow Homeowners Association convened at the Spring Lake Township Hall. The meeting was called to order at 7:00 PM on December 15 by Jon Ort, President.

**Roll Call**

There were 5 members present. 0 members were represented by proxy for a total of 5 out of 29 properties present. There were not enough members present to vote for a change of the by-laws.

**Review and approve prior meeting minutes**

There were no objections to the minutes from the October 6, 2021 meeting and they were approved.

**Holiday Lights**

Jon Ort reported that the cost of lights increased for this year by approximately \$80 for a total cost of \$1,827.93. The lights are currently out due to the weather. Jon will continue to monitor and will work with the lights company in the event we are not able to get them working again.

Due to the increase in cost and the quality of the light display members discussed the possibility of putting up lights with neighborhood volunteers. It was agreed that the board would conduct research on the cost of supplies and equipment for hanging, in order to make a determination by summer 2023. If the decision is to move forward with a DIY light hanging, a date will be selected, members will be notified and there will be an online sign-up for 'put up' and 'take down' of the lights.

**Treasurer's Report**

Melissa Block, Association Treasurer provided a verbal update on the Association's finances. Since the last report, provided in October 2021, the association has had a total of \$9,199.59 in expenses. This is a result of both 2021 and 2022 holiday lights, as well as the Keystone maintenance project discussed and agreed upon at the 2021 annual meeting.

Secretary Block also shared a copy of the annual budget, which accounts for the following expenses: insurance premium, PO Box fee, electrical (for keystone and street lights), holiday lights, and town hall rental for the annual meeting. Ongoing maintenance for our common areas is not built into the annual budget at this time. With our projected income of \$4,350, our annual budget is near break-even.

Secretary Block pointed out that approximately 50% of 2022 dues are still outstanding; once collected this will help cushion our reserve. If all outstanding dues for 2022 and earlier were collected we would have a reserve of approximately \$8,700.00.

A question was raised about past-due receivables. Melissa Block acknowledged there is one property specifically that has not paid dues since 2016. The group had a discussion about what recourse the association has for collection. Jon Ort shared that there is indeed recourse actions the association can take, including the placement of a lien on the property. Other measures include fines, which the property will continue to incur over time, in accordance with the fine schedules outlined on the association website.

### **Architecture Committee Updates**

There were no members from the Architectural committee present at the meeting. An update submitted ahead of time, was read by Melissa Block on their behalf. Since the last annual meeting the Architectural Committee has received and approved requests for 1). A tree removal, 2). Detached sauna, 3). In-ground pool, 4). Detached building, 5). House re-paint, and 6). Flag pole install.

There are currently no action items for the committee.

### **Board Election - Secretary**

The board position for secretary is up for election. HOA President, Jon Ort, called for new nominations for Secretary. William Christofel volunteered to take on the position. With no opposition or further nominations, the motion was carried and approved. William will serve the remainder of the original 2-year term, and the Secretary will be up for re-election with the other board positions in 2023.

### **Additional Business**

HOA President, Jon Ort opened the floor to discuss any new business from the membership.

A question was raised about lawn care at specific homes in the neighborhood, due to concerns of the unsightly keep. The board acknowledged the concerns and explained options for making changes to the association covenants that would allow for greater control of these situations. In order to make such changes a quorum is required (20 of the 29 lots) at an official association meeting in order to obtain a majority vote. Requests for specific changes must be made to the board ahead of time so that proper planning and communication can be made in order to hold such a vote at a meeting.

It was suggested that we look to hold a neighborhood block party in 2023, possibly during the summer or specifically on National Night Out. One member volunteered to assist with coordinating if a committee is formed to plan. Melissa Block also suggested this could be

combined with the next annual association meeting and/or with the date selected for the hanging of holiday lights.

**Adjournment**

There was no further business to discuss, and the meeting was adjourned.