

Hickory Ridge Owners Association Annual Meeting

Minutes for February 15, 2024

Present: J. Skinner (Chair), J. Wilson, G. Doyle, S. Wagenman, C. Garcia, 2766 Big Woods Trail (by Proxy to J. Skinner), 2798 Big Woods Trail, 2940 Kant Place, 2995 Kant Place, 3005 Kant Place (by Proxy to J. Natarian), 3039 Kant Place (by Proxy M. Beatty), 2684 Laurelwood Court, 2665 Oak Trace Court (by Proxy M. Beatty), 2674 Oak Trace Court, 2675 Oak Trace Court, 2726 Oak Trace Court, 2727 Oak Trace Court (by Proxy M. Beatty), 2771 Oak Trace Court, 2928 Sassafras Lane (by Proxy J. Skinner)

Absent: all other property owners or their proxies

Opening, Introductions, and Briefings

1. Agendas were passed to those in attendance.
2. At 6:32 P.M. J. Skinner called the meeting to order as there were enough in attendance and via proxy to make quorum.
3. Introductions were made by the board members. Note, one board member was a few minutes late so was unable to introduce himself.
4. President J. Skinner asked Vice President J. Wilson to give a briefing on inspections. He mentioned that most of the violations were garbage cans and that he conducted his inspections on a Monday in July and did notice quite a few in the driveways well after the garbage is collected on Wednesdays or Thursdays. J. Wilson also stated that no action was noted if the homeowner/renter made an effort to 'hide' the garbage cans. Letters were mailed to those with multiple violations.
5. Treasurer G. Doyle said he would be going over the budget.
Q: How many unpaid dues so far?
Response: There are about 31
6. President J. Skinner talked a bit about the landscaping
7. Secretary C. Garcia asked for patience when awaiting a reply when asking questions via email. He mentioned that a wait time of 2-4 days is usual, with sometimes a wait time of 7 days. We try to answer all questions. Sometimes, there is a failure to communicate amongst the board and we think others may have answered questions. C. Garcia said that we will try to do better.

8. Questions and Statements

Q: Where do I find the email for the HOA.

Response: It is on the annual meeting letter, it is also found on the HOA website.

Q: What about Facebook?

Response: J. Skinner mentioned that communication (comments) via Facebook was shutdown for a bit but is currently back up. It is hard to the site clean and useful because of the renters coming in and out. But he reiterated that email is best

At this point, a homeowner said that she would like to continue to volunteer and host the Easter egg hunt. She also asked about the brochures and who made them and how they were distributed. She also asked for the brochures to be distributed 2 weeks before the event. Vice President J. Wilson said that he and his wife made the brochures and distributed them a little late. The primary date for this year's Easter Egg Hunt will be the 15th of March, with the 23rd being the make-up in case of inclement weather.

A few questions and comments were made about the mailboxes, the mailbox posts, the exterior shutters, ovals, and vinyl siding. Several suggestions were made to ensure that they neighborhood maintained a certain level of class and uniformity:

- Paint the posts and charge the homeowner
- Ensure that mailboxes are made of vinyl and not metal because they rust
- Wrap the posts in vinyl
- Disallow the mailboxes from being overly decorated
- Paint the oval (styrofoam) color of the decorative oval

J. Skinner said he'd look into the painting of the oval and said that the board has been somewhat lenient.

Q: Why was mulch put down in February.

Response: J. Skinner was unaware that this was going to happen. The landscaper indicated that he wanted to get his equipment ready without any indication of putting down mulch.

There were concerns from the homeowners that the landscaper blocked the sidewalks and the view of on-coming traffic while putting down the mulch. J. Skinner said that he would talk to the landscaper to figure out a solution. Previous years, the mulch would be dumped in various places and trampled some of the grass.

9. Culverts, Ditches, and the Reserve Study

At this time, Member at Large S. Wagenman wanted some general information about years past and the cleaning of the ditches (previously known as culverts). A homeowner indicated that prior, the ditches were cleaned annually. S. Wagenman stated that the past couple of times, bobcats had to be used and trampled the grass that it needed to be reseeded. He also wanted to state for the record that culverts are not the HOA's concern as they are part of the cities infrastructure for draining that are

underground. We are responsible for the ditches. The issues with the ditches and cleaning is that the dirt piles up and if it is done yearly, the work should not take as long and the use of heavy equipment should not be needed. S. Wagenman said that he is having some of the language changed in the reserve study so that the terms are not confused. Culverts are way more expensive to replace. He also mentioned that the cement of the ditches not need be fully replaced but can be done in sections.

Q: How are the ditches getting dirty?

Response: From grass clippings being blown into the streets and possibly from the apartment complex.

Budget

1. Treasurer G. Doyle provided the 2023 and 2024 budgets and explained where the money was going with the largest chunk going to landscaping.

Q: What kind of interest is being earned?

Response: About 3.5 currently

Several suggestions about earning more interests were given:

- Talk to financial planners, we have 2 in the neighborhood
- Talk to someone at Wright-Patt
- High interest CDs

Q: Can we afford to have the fence power washed?

Response: J. Skinner said he would look into it. It was more apparent after the trees died. It was suggested that we may be able to do it but first need to spray bio-reactives and let sit before power washing.

President J. Skinner asked that the budget be accepted if no further questions. There were no further questions.

Open Forum

1. Q: Is there a board seat open, the previous years' minutes seemed to indicate there was an open seat?

Response: J. Skinner said not currently. But if someone wishes to sit on the board, a current member would be willing to step down.

There was confusion on both sides as the board was not sure if someone's term was up. Also, because of someone leaving, it was unclear if the term finishes normally or is extended to the person taking over. It was explained that the lawyer stated 3, but that we had 5 and that the lawyer's input is generally a recommendation on how a board should be run. In the end, J. Skinner said that we will look into and straighten it out as the use of the meeting room was coming to an end.

A statement was made by S. Wagenman asking for anyone to sit on a committee. Committees could be made for landscaping, budget, etc. and would be very helpful. It would be a come and go position meaning that there are no terms and no expectations.

Q: Can we trim or remove the bushes that are in front of the Hickory Ridge sign?

Response: J. Skinner said that he would get with the landscaper and see what can be done.

Q: Who owns the property further down the road, the grass gets long?

Response: The city and they got it once or twice a season.

Closing

1. J. Skinner reiterated that board member terms will be investigated further.
2. J. Skinner called the meeting closed after the approval of the motion to close.

Notes

Meeting Start: 6:32 P.M.

Meeting End: 7:24 P.M.

Meeting Location: Beavercreek Public Library

Next Meeting: Early 2025