**Hickory Hollow HOA**

**Minutes of the Meeting of the Board Open to Community**

**April 12, 2022, 6:00 PM**

Location of Meeting: Zoom

Board members present at Meeting: Jaime Titus, Regina Clayton,

Annette McAllister, Cynthia Brown, Daniel Young, Delonte Mouton, Yulonda Jones and

Beverly Pinckney

The regular meeting of the Board of Hickory Hollow HOA was called to order at 6:20 PM on April 12, 2022, by Jaime Titus.

1. **Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved.

1. **Review of Previous Minutes**

The minutes of the previous meeting were reviewed and unanimously approved.

1. **The treasurer position was filled by Beverly Pinckney**
2. **Consideration of Open Issues**
3. Board member attendance and opening prayer called by Jaime Titus
4. Thank everyone for attending the monthly meeting please respect the speaker, everyone will have the opportunity to speak. We will be following the agenda that is listed below. The goal of the board is to be transparent. The board members will be able to interject between each topic and area. If we don’t have an answer to any questions asked at this meeting, or if the board must address the question (s) collectively It will be listed as open until an answer is provided.
5. Financial Report read by the treasurer Beverly Pinckney: the financial report reflects the following balances: checking account (130,374.57), Reserve account (106,965.19), delinquent account (46,041.59).

Jaime Titus presented to the floor:

If you have any community concerns or ideas that you would like to add to the agenda, please send those concerns via email to me and Regina Clayton by the 25th of each month. This time will allow for the proper research, response, and addition to the succeeding month’s meeting.

The status and update for the six-foot fence are as follows:

* The board decided not to send out new ballots to three hundred and twenty-five homeowners because the required amount necessary to make a change to the amendment is two-thirds of the community which is two hundred-seventeen the total amount of signatures on the petition well exceeded the amount needed (two-hundred seventeen). Which was two hundred thirty- six.
* The signatures were counted and validated and verified by Brande Fitzgerald at BC Communities
* Three signatures were required by the board to approve the amendment to the Deed of Restriction on the six-foot fence
* The Amendment was then sent back to the board for three signatures approving the change to the Deed of Restriction on the six-foot fence
* Following the signatures, the amendment revision was sent back to BC Communities so attorney EJ could file the change to the Deed of Restriction on the six-foot fence

Question put to the floor concerning the six-foot fence

Counter from Homeowner: This is the first time that I am hearing about a petition for a six-foot fence. No one came to my home

Response from Jaimie Titus: About three years ago this petition was started before the first board was formed. The petition was initiated by homeowners who were interested in changing the restriction of fence height from four to six feet. To start the petition, homeowners knocked on doors and asked neighbors for signatures. The reason no one came to your home was that the required number of signatures had been obtained

Question from Homeowner: How long will the process take?

Response from Jaimie Titus: That’s up to the attorney he didn’t give us a timeframe, but I can reach out to him and have it posted

Question from Homeowner: At the last meeting you said that the petition is not a vote that it was just to see who is interested in a six-foot fence and that you were going to send out a legal letter to all homeowners to vote on the fence now you said that you are going with the petition. Homeowners should be able to vote on the six-foot fence. It is not a vote they are two different things.

Response from Jaimie Titus: the HOA board decided to move forward with the valid signatures listed on the petition with the following justification as presented in the Deed of Restriction **Article III, Paragraph 3.02 Additions.**

Except as otherwise provided in this Article III, paragraph 3.02, additional residential lots, Community Facilities and Common Area may be Annexed to the property with the consent of two-thirds (2/3) of each class of members… The declarant may annex additional land that is adjacent to the property as shown on the plot without the approval of the Members. Any annexation becomes effective upon the recording in the Kent County Recorder of Deeds of an amendment to this Amended Declaration specifying and describing the annexed land. “Annexation-fenced, encircled, sealed off or an extension”.

In the meeting that was held with attorney EJ he explained that the petition that we had was legal to make the change if the names were validated and confirmed. If the process was not legal then the attorney would have sent it back to be corrected. We sort management and legal advice. This change will not please every homeowner and I apologize for that. I don’t want to spend the entire meeting on the six-foot fence. You are free to submit your complaint to Beverly Harding at BC Communities.

Counter from homeowner: Jaime I have waited twelve years to be able to vote on changing the fence height. My signature on the petition is my vote for change which is good sometimes so thank you.

Counter from Yulonda Jones: It pains me to hear that some homeowners are saying that no one came to their door notifying them of a petition to increase the fence height. Me and two other homeowners visited all three hundred and twenty-five homes even through the pandemic.

Counter from Annette McAllister: We sent out messages via email and Facebook to homeowners informing them of the times that we would be available at the pool house with the petition for review and signature to change the fence height. We followed proper procedures.

Jaime Titus presented to the floor:

* There seems to be a growing complaint about lease laws. All pets should be on a lease. Please make sure to clean up behind your pets.
* We have a new pool contractor on board. We met with him last week. He is scheduled to return in about two weeks to discuss with the pool committee what we need to know concerning the pool
* We are awaiting the county to open the youth program workforce. We are looking to have a youth worker monitor the pool
* We are in the process of purchasing some items for the pool such as a laptop to monitor the key fobs and the security cameras. I will send out a list of items that are needed for the pool and the pool house

Jaime Titus queried the pool committee for updates:

* Cynthia Brown's response: We had an event at the pool house that went very well. The homeowner was out on time they cleaned up well with no damage.

Jaime Titus queried the pond Committee for updates: we are talking with the lake source pond management company

Annette McAllister's response:

* I spoke with Kent County conservation and the gentlemen are sending me an email concerning the pond. I have not received an email at present. I contacted lake success and requested a quote. I have sent out the quote to the pond committee but will re-send it out again.

Jaime Titus: queried the open space Committee for updates:

Annette McAllister's response:

* Cynthia, Jaime, and I met with Little Tykes, He gave us a quote for a playground, walking trail, basketball court, and a pavilion. Our goal is to get a total of three quotes. I spoke with a lady today at BYO recreation. They do playgrounds for HOA and schools. We need to provide them with a budget, dimension, etc. without the installation portion the quote was 40,000. The first quote was a little over 50,000. with the installation. We will continue to get quotes for this project. The board must establish a budget for the project.

Daniel Young's response:

* My concern is we need to survey the land and mark it off this will tell us how far and wide we can go. All those things will help, in our pricing. I don’t feel we need to give them a budget for a proposal. We need to iron out what project is to be done first and the placement of such

Cynthia Brown’s response:

* we need to discuss fencing around these areas that we are having constructed into the community. We need to think about the safety of our children.

Beverly Pinckney's response:

* I agree with Cynthia we do need to put some security measures put into place.

Jaime Titus's response:

* We will call an emergency meeting next week to discuss the open space area and security procedures. If any homeowner would like to have some input regarding the open space, please email the board your thoughts and ideas
* We had a contractor come and clear out the open space treelined area along green spire. The company did an excellent job

Jaime Titus queried the ARC Committee for updates:

Cynthia Brown's response:

* All ARC application requests has been completed at this time

Jaime Titus opens the floor for questions

Homeowner Geri: How will the homeowners be notified of the things that are happening in the community?

Jaime Titus's response: We will update the Hickory hollow page, Facebook, and send out newsletters. We are not trying to break anyone's pocket nor are we trying to raise the HOA fees.

Beverly Pinckney's response: Please go on the hickory hollow HOA website page and register. A lot of the information is listed as well as email blasts will go out with updated information from the community.

Homeowner Purdie: I have been here for five years and never received a copy of the by-laws or deed of restriction. I don't know any of the rules about the community

Jaime Titus's response: I will get one to you by end of the week, I live at 22 Bluegrass. I need to know your address so that I can get it over to you

Delonte Mouton's response: I would just like to thank the committee; we are doing a lot of things behind the scenes. Let's keep moving forward

Homeowner Crystal: I am new to the community and would like to receive a copy of the by-laws, deed of restrictions, and the past meeting minutes. I am unable to make all the meetings. I feel that the pool committee should purchase good quality and strong industrial furniture. We need rubber mats placed to prevent falling and possible lawsuits

Meeting concluded by Jaime Titus, Board President at 8:00 pm

**V. Agenda and Time of Next Meeting**

The next meeting will be held at 6:00 PM on May 10, 2022, via Zoom

Hickory Hollow

Smyrna, Delaware 19977

The agenda for the next meeting is as follows:

Financial report

Progress for Hickory Hollow open space amenities

Community Pond

ARC Committee

Revised Deed of Restriction (4ft fence -6ft fence)

Shortcut’s contract evaluation