Location of Meeting: Zoom

Attendance – 28 Homeowners

Beverly opened the meeting with a prayer.

Beverly offered an apology on behalf of the board if the prayer offended anyone.

Beverly requested that all questions be written down and asked during question time at the end of the meeting.

Beverly introduced the Board Members for 2024**:**

**President** Beverly Pinckney

**Vice President** Gina Clayton

**Treasurer** Delmar Weathersby

**Secretary** Mark G. Robinson

**Board Members**

Pia Robinson

Tracey Epps

Paulette Haws

Deidra Maxwell

Gloria Sudler-Reid

**Beverly provided the goals for the 2024 Board**

To ensure the budget can cover any upcoming expenses of the community.

**Bi-monthly newsletter committee**

Paulette Haws, Deidra Maxwell, Pia Robinson

**Reduce Covenant Violations**

Beverly Pinckney, Tracey Epps

**Increase Transparency**

Beverly Pinckney, Tracey Epps

**Improve Communication**

Beverly Pinckney, Tracey Epps

**Researching New Management Companies**

Gloria Reid, Pia Robinson

**Beverly turned the meeting over to Delmar for the 2024 Treasurers Report**

Delmar Weathersbyreadthe Treasury Report.

Since there has been a reduction of homeowners not paying their yearly assessments, the HOA Board is exploring legal action. Over the past year, the Board had to spend additional funds on the maintenance and cleanup of the pond and ensuring the playground was ADA compliant. The Board’s goal is to minimize the money that is spent during 2024 in order to build up the reserves. Any high dollar expenses for the community will be presented and voted on during the HOA meetings. Due to the amount of the money that was spent in 2023, the annual assessments have been raised by $20.00. The Board has secured a new Swimming Pool Maintenance Company (AMS). The pool and the pool house have accounted for approximately 22% of our expenditure ($22,000).

**Beverly -**TheBoard is in the process of researching new management companies we will hear from Pia and Gloria regarding the progress

**Pia-** The contract for the current management company (BC Communities) expires in November. 2024. The Board is in the process of finding ten management companies to meet and interview them. It is imperative to begin to interview management companies to make a sound decision before November 2024.

**Beverly-** The Newsletter Committee is comprised of Paulette, Deidra, and Pia

**Paulette-** The newsletter will be available every other month to distribute information to the community, such as links to resources in the Town of Smyrna, projects the board is undertaking and meetings that would be of interest to this community in order to increase transparency.

**Pia-** Even though the Newsletter will be available, I would encourage people to go to the town meeting because there is a period when you can present your questions and have them answered at the meeting by a Council Member. The meetings are held on the first and third Monday at 7pm at the Town Hall.

**Deidra -**There will be an FYI section where things like what is a deed restricted community and what is a deed restricted community for**.** Especially for people who never read their Deed Restrictions in order to be uniformed in the community. The FYI’s will be written in such a way that people have a clear understanding.

**Beverly -The next topic is how we are going to reduce Covenant Violations, increase transparency and improve our community**

**Tracey-** The Board understands the frustration in not being able to contact the HOA for general information, sometimes that lack of communication leads people to seek information on Facebook. To rectify this, an email account has been created to provide a better way to ask questions, it is [HOAHickoryHollow@gmail.com](about:blank) we are using this email for transparency. The Board is aware that everyone does not use Social Media platforms such as Facebook.

**Beverly -**In our effort to increase communication as far as reducing Covenant Violations, the board does not want to send out warning letters or fines. In order to reduce such actions, the board will disseminate information because we know homeowners may not have time to read the Deed Restrictions or the Bylaws. We will use the community newsletter as a way of communicating.

The Board is putting together a schedule of fines for violations. First comes a warning letter and if the violation is not corrected within 15 business days or the board is not contacted to let us know what your plans are for correcting the violation.

**Beverly-** The swimming pool and pool house have been renamed Common Facilities, with Beverly, Gina, Tracey, and Mark serving on the committee.

**Gina**- Good evening, everyone. I just wanted to let you all know that we have installed a new key fob system for the Pool House. Your current key fob to enter the Pool House does not work. As we get closer to pool season opening, we will schedule a time for you to come and pick up your new key fob. That will probably happen near the end of April or beginning of May. This is because the pool doesn't open till Memorial Day weekend, so we'll arrange times during the day and during the evening. And if you can't make those times, you could just reach out to us, and we will schedule a time to meet you.

**Beverly-** The Pond committee is comprised of Gloria, Delmar, and Deidra

**Gloria**-At the moment there is no update on the pond. When the weather gets warmer, we will figure out what to do about the cattails. We have Lake Shore once a month coming out in the winter. We have asked to be advised when they are coming so we can see what they are doing so we can be prepared for what needs to be done for the upkeep of the pond

**Delmar -**We must give Gloria praise for spearheading the cleanup of the pond and her research of different companies getting estimates for the cleanup of the pond, now the pond looks a lot better. A problem we are having is someone is using our pond as a dumping area. Lake Source will not clean the garbage that is being dumped in the pond, they will pick up some litter, but not mounds of garbage.

**Gloria-** Lake Sourcewill inspect the pond and pick up litter, but to pick up larger mounds of garbage we would have to hire another company. It is our understanding there are people trespassing with respect to our pond. If you see someone who looks like they should not be there, call the police. We will put up no trespassing signs, but don’t take matters into your own hands, call the police.

**Beverly**-The ARC committee is comprised of Gina, Gloria and Tracey

**Gloria**- ARC stands for Architectural Review Committee. The committee follows the deed of restrictions when getting work done outside of your home. To comply with the deed of restrictions, you must fill in the forms detailing what you are having done and contractor information. [HOAHickoryhollow@gmail.com](about:blank)

**Beverly**- **We have created a committee called Town and County comprised of Deidra, Paulette, and Pia**

**Pia-** It basically serves as a newsletter informing Smyrna residents about events happening in Kent County, for example, the expansion of the Wawa in north Smyrna or the construction of the new water tower. Basically, it keeps us informed about what is going on around us.

**Paulette-** There is a lot of information that can be gleaned from the Kent County Levy Court web site and the town of Smyrna web site. The information from these web sites is important to our community

The Open Space committee comprise of Beverly, Gloria, and Mark

**Mark-** There are open spaces within our community where there are no houses. Some areas are located around the pool, pond and the area between Climbing Vine and Pebble Creek. In addition, there is an island that extends along Bluegrass Blvd. The company that will take care of these areas is Anderson Landscaping. Judging by their work during and after the most recent snows I am confident they will do a good job. When we interviewed them, they talked about different types of grass and how they would fertilize. I have high hopes as to the caliber of work they will do

**Gloria-** There was a complaint from a homeowner about a tree on her property. Currently, we cannot do anything about it, but we are investigating it.

Beverly- In addition, we are discussing the properties of climbing Vine, Bluegrass and Greenspire. If the property owners are present tonight, please be assured that we are addressing your concerns. The trees on Greenspire are tall and lean toward the neighboring homes. Storms can cause limbs to break off and cause damage to neighboring homes and possible injuries. The problem cannot be resolved until March, when pruning season begins. There are some trees on bluegrass that do not conform to the deed of restriction. The trees that you plant in your yard should be shade trees. You should also investigate the height of those trees to ensure that they will not encroach on your neighbor's property or block their view.

**Gina**-The floor is open for questions and answers

**Mark-** Why doesn’t Lake Source let us know when they are coming? Should we contemplate getting rid of them?

**Beverl**y- Our goal is to do just that. We scheduled a Zoom meeting, which was canceled by the CEO on the morning of the meeting. Despite efforts to reschedule the meeting, the board has yet to receive a response. As a result, the board has decided to defer payment for December until we can meet with the company. Since no trash was picked up or the date of the technician's arrival was informed to the board, we are certain that the technician did not arrive in December.

**Homeowner** When Anderson cleans the driveways, they pile a lot of snow in front of the mailbox USPS is having a hard time delivering mail

**Mark** Anderson is not supposed to clean the streets.

**Gloria** Alsoyou must realize that when the town of Smyrna plows the street, they push the snow back in front of the mailboxes.

Regenia-The financial report shows that we have two credit cards, what’s the credit limit on those credit cards and before anything is spent are the holders of the cards submitting an invoice to be signed before purchase?

**Delmar**- It depends on who is making the purchase. The total on these cards is $10,000 to purchase anything we need like tables and umbrellas. Invoices that happen on these cards I will be checking to see if what is being spent is a necessary expenditure. When the board members are making a purchase for the pool house from Lowes or Home Depot, I will get a copy of the invoice, so I’ll know what the money is spent on. If there is a large expenditure to be made, we would talk to the community first to make sure the community is ok with spending a large amount.

**Homeowner-** The town of Smyrna has a weekly update you can sign up for that comes out every Thursday to find out the happenings in the town of Smyrna.

**Homeowner** Are there going to be any minutes?

**Beverly-** Yes, the minutes will be posted and possibly added to the Newsletter

**Homeowner-** Did someone say why there was going to be an assessment?

**Paulette-** The assessment is a three-page letter. You would have to Google Kent County Levy Court, scroll down to open letter to homeowners, Kent County property owners where it says there hasn’t been an assessment since 1987.

**Homeowner-** Is there a conflict of interest with hiring Anderson Landscaping to do work on my property?

**Deidra-** In other communities’ residents are asked to come out to help clean up the pond area

**Homeowner-** I thought the company that cuts the trees also cleaned pond.

**Delmar-** No when Lake Source comes out to treat the water, they will pick up small amounts of litter.

**Gloria -**They did spray the cattails which are now turning brown. They killed the cattails around where the water comes out and comes in 15 feet from the inlet and outlet pipes.

**Homeowner-**So what happens in the Spring, do we have to look at all those dead cattails?

**Beverly-** We are currently working on things to come regarding the pond.

**Pia-** We must be mindful of the litter and things that are dumped in our neighborhood; as a community we have to do better

The meeting was adjourned at 7:18 pm by Beverly Pinckney

Minutes submitted by: Mark Robinson