**Hickory Hollow HOA**

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

**August 9, 2022, 6:00 PM**

Location of Meeting: Zoom

Board members present at Meeting: Beverly Pinckney, Gina Clayton, Annette McAllister, and Delante Mouton

The regular meeting of the Board of Hickory Hollow HOA was called to order at 6:10 PM on July 9, 2022, by Beverly Pinckney.

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. **Consideration of Open Issues**

* Budget
* Lawn care and Garbage Maintenance
* Newsletter
* Standing water issues
* Amenities
* Smoking in common areas

1. Board member attendance and opening prayer called by Beverly Pinckney
2. Thank everyone for attending the monthly meeting please respect the speaker, everyone will have the opportunity to speak. We asked that you hold all questions until after the agenda is completed. We will be following the agenda that is being shared on the zoom video. 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.
3. The Financial Report was screen shared and read by the treasurer Beverly Pinckney: the financial report reflects the following balances as of July 31, 2022: checking account ($117,568.75), Reserve account ($107,024.84), debit card/ petty cash ($869.05) Total Assets (225,462.64) delinquent accounts (19,036.01).

The agenda for tonight’s meeting

* To promote professionalism and transparency in all that we do as a board for the community.
* The foregoing plans of the community.
* Lawn care and Garbage can maintenance
* Power washing your homes
* Dog Poop
* No-Smoking in Hickory Hollow common areas-Beverly
* No Loitering after pool closes-Beverly
* Facebook & In-person Professionalism & etiquettes-Beverly
* Livestock- (horses)-Beverly
* Dogs not on a leash led to attack on homeowner- Annette
* Lighting in dark areas of Hickory Hollow
* Amenity plans update- Annette
* The recreational spaces
* Committee Updates
* Newsletters

Beverly Pinckney Presented to the floor:

The board requests that you write down any questions you may have and after the agenda is complete all questions will be addressed. This will ensure the meeting runs as smoothly as possible. Thank you for your understanding.

* The board has lost two members: our former president, Jaime Titus, and board member Cynthia Brown, who has resigned. In the meantime, I will assume the role of President. My name is Beverly Pinckney.
* Budget: Ensure the budget can cover expenses: The board is scheduled to have the first budget meeting on Wednesday, August 10, 2022, at 10:00 am. We will start reviewing and discussing the financial statements and the reserve funds and confirm that the existing budget can support our goals-Review Financial statement,
* Communicate changes to homeowners
* When using social media, or speaking to homeowners in person please use professional decorum
* Hickory Hollow deed of restrictions prohibits smoking of any kind in the common area as well as loitering around the pool house parking lot during non-open hours
* We will seek input from homeowners regarding the plans and ask for feedback
* No livestock is allowed in the community at any time. This violation including but not limited to other violations that are deemed by the deed of restriction may result in fines if not adhered to after the initial violation letter has been received
* Maintenance & Improvement Goals to include a routine of common areas to major improvements
* Lawn care and Garbage can maintenance
* Power washing your homes
* Dog Poop
* Communication goals lead to effective collaboration.
* HOA board elections are just around the corner. Look for updated information by the end of August regarding the mailing of letters in September and the tentative election date in October or November. We are looking to have a shredder company come to the community to shred our papers will update you on more information.
* The HOA board received a beautifully written letter regarding the Monthly newsletter via email from a concerned homeowner highlighting some awesome suggestions on different ways to send out the information and how it would save trees & go green.

Annette McAllister presented to the floor: (Dog attack on a homeowner, Lighting in dark areas of Hickory Hollow & amenity plans)

* A homeowner was attacked by an unleashed dog being walked by a homeowner in this community. I instructed the homeowner to call the police and submit a report. Please be advised all dogs must be always on a leash this is a direct violation of the deed of restrictions.
* The board received the amenities vote back from homeowners and we are looking to start with the walking trail and playground.
* The community has some areas within the community that needs lighting. Research is being done to see if the homeowner must pay or town of Smyrna will put them in at no charge.

Beverly Pinckney queried the open space committee:

Delante Mouton presented to the floor: (Recreational spaces)

* From the votes that we received from the homeowners the walking trail, the playground, and the basketball court were the top three choices.

Beverly Pinckney queried the pond committee:

Delante Mouton presented to the floor:

We have a Pond maintenance company that is scheduled to come out this week and begin servicing the pond. It will not be an extra fee for the homeowners as we initially said. The fees that are being charged by this company are less than what the original company was charging.

Beverly Pinckney queried the Pool committee:

Gina Clayton presented to the floor:

* We had several incidents that occurred this year at the pool, but the board is managing them. The pool will stay open until September 23, 2022, due to its late opening.

Beverly Pinckney queried the Pool Coordinators for updates:

Gina Clayton presented to the floor:

* We have one scheduled event for September 24, 2022, at present.

Beverly Pinckney queried the ARC Committee for updates:

Gina Clayton presented to the floor:

* No updates at present

Floor open for questions

Response from homeowner:

The drainage especially on 43 Ridgeway, I believe the young lady said that it will be in the newsletter after she speaks with Jaime.

Delante Mouton’s response:

* Yes, that is correct.

Response from homeowner:

* Regarding the shredding, there is a Cheswold collection station, On the first Friday of every month, you can take your papers to be shredded at no charge they also have certain that you can drop off hazardous waste or electronic devices, latex paint. I have some information that I can send to you for the newsletter.

Beverly Pinckney’s response:

* Ms. Pat thank you so much you have made this so much easier. We will send out flyers and add them to the newsletter to make sure that the homeowners receive this information. Your information is very much appreciated.

Question from homeowner:

* Hi, you mentioned a walking trail being put in will it be alongside the pond and not around our properties?

Delante Mouton’s response:

* Yes, great question, we are planning to have the walking trail built around the entire common area of the community not around alongside personal property (Homes)

Question from homeowner:

* This is Daryl at 10 Bluegrass are we allowing visitors outside of this community to use the pool and facilities. I have seen a lot of people coming from the pool and driving out of the community. If we are going to do this, it’s not fair to the community. Do we have control? I received a letter from Dover court I believe it was regarding the incident at the pool. The individuals that were listed on the letter do they live in the community? We as a community must get a handle on this.

Annette McAllister’s response:

The individuals that were listed on the report do not live in the community. They climbed the fence after closing hours. The board has been notified of key fobs being given out to persons not residing in the community. We are asking all homeowners to refrain from lending out their key fobs.

Delante Mouton’s response:

We have implemented a sign-in sign-out book as well as enforcing that all guests are escorted to the pool and the homeowner must remain with them during their stay. We have received a lot of issues with the pool this year and they are being addressed.

Beverly Pinckney’s response:

The HOA board have had several meetings on the pool issues, and we are putting control measures in place for the remainder of this season and for next year we are looking at hiring security and a lifeguard. Amongst other things.

Response from homeowner:

* You started by saying the board would be transparent about things however the community was not made aware of the pool issues. I think we should all know about incidents that happen in the community.

Beverly Pinckney’s response:

* I agree with you up to a certain extent whereas if the incident can or is an ongoing safety issue or one that causes bodily harm then yes, we will get you the information, but if not then no, sometimes you must protect the names of people and their families. We had an incident where four outside individuals were swimming in the pool outside of open hours. The homeowner called the police. The police responded and were able to apprehend one of the trespassers on the spot. They later were able to obtain the names of the other three individuals. We believe that two other people had sex in the pool bathroom. We've had some weird crazy incidents this year at the pool but again we are working on putting control measures in place and hopefully, we will not experience the same next year.

Question from homeowner:

Will the areas that were cleaned off behind green spire be maintained every year?

Beverly Pinckney’s response:

The board will discuss the schedule for maintaining that area. It will be posted in the September Newsletter.

Delante Mouton presented to the floor:

* All questions have been asked and addressed

Meeting concluded by Beverly Pinckney, Board President, Treasurer & Secretary at 7:10 pm

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

The next meeting will be held at 6:00 PM on September 30, 2022, via Zoom

Hickory Hollow Community

Smyrna, 19977

The agenda for the next meeting is as follows:

Financial report

Budget

Election update

Standing water complaints

Newsletter

Dog Leash & Poop

No Smoking in common areas

Progress for Hickory Hollow open space amenities

Community Pond

Pool Updates

ARC Committee

Shortcut’s contract evaluation