# HICKORY HOLLOW AT

Minutes of the meeting of the Board Open to the Community

January 16, 2024 @ 6:30PM

Zoom meeting of the Hickory Hollow AT Board was held on January 16th, 2024.

The meeting was opened by Gloria Reid, President @ 6:30PM followed by a moment of silence of prayer. All board members were present along with the community. Gloria then introduced the new board. Herself as President, Mark Robinson as Vice-President, Regenia Weathersby as Treasurer, and Pia Robinson as Secretary. Regenia gave the financial report. The President spoke of new business. Person of contact is Kevin Burkett,KBurkett@BCCommunities.org . His number is 302-234-7710 ext. 1108. The board has a new email address. It’s [hhat2024@aol.com](about:blank)

The President asked Pia to speak on the management companies that we interviewed.

KNIGHT MANAGEMENT: On January 2, 2024, the board had a discussion with William Hutchins to discuss the concern with a 1 year contract. While speaking to Mr. Hutchins, it was revealed that a contract was signed, but had to be rescinded, since the AT community was still under contract with BC Communities until June 1, 2024.They have been in business 3 years, and have 5 people in their employment. All their staff are in the field and can be reached if necessary. They use Alliance Bank for our services.

PREMIER MANAGEMENT: They’re in business 20+ years, and employ 50 people. They serve 100+ communities in Delaware, and just picked up one in Maryland. They use Alliance Bank foe their services.

IPS MANAGEMENT: They’re a family run business in operation for 16 years. They employ 12 people and serve 50 communities. Twice a month they are in the communities to answer any questions we might have. They bank with M&T, WSFS and all local banks. They are able to do this because they don’t use the Vanica system. They use Bildium Software.

WE will have a separate meeting to give our assessment on all 3 management companies, and report back to the community the one that the board has chosen.

The President has asked Mark to speak on the lawn care company.

ANDERSON LANDSCAPING: For the next 2 years they’ll be our new snow removal and lawn care company. They did a good job today on the snow removal, and they’ll have more people on the next snowfall, Thursday, and Friday night. He uses calcium chloride which doesn’t damage the sidewalk. I’m the contact person for all snow removal and lawn care.

Gloria is giving a reminder. Please keep your dogs on a leash at all times. It is a Delaware Law. Title16, Chapter30F, Delaware Code.

We’re opening up the floor for questions.

Homeowner: Asked about Anderson contract for lawn care & treatments.

Mark: I’ll get in touch with Anderson for the schedule.

Homeowner: Management is up in June, are we looking to compare or break up with BCC?

Gloria: We’re breaking up with BCC. We’re giving the community a sense of comparison with management companies. We will be in contact with the community.

Homeowner: Asked about A2Z management company. Her cousin lives in a community that uses them. Also asked about payment coupons, monthly. Haven’t received them.

Pia: I Contacted A2Z 3 times and received no response. My friend in the Village of Eastridge recommended them.

Gloria: going to get in touch with BCC about the coupons being emailed or mailed out payments.

Homeowner: worried about being in arrears. Good job on Anderson.

Homeowner: Do we pay our yearly fees if we’re leaving BCC?

Gloria: will check into it and see if we still have to pay.

Treasurer: AT still has to pay until we switch over.

Homeowner: We’re not paying our HOA?

Treasurer: You still have to pay. We’ll check it out with the HOA board.

Homeowner: My monthly is auto generated to Alliance Bank, should I stop paying?

Treasurer: No, please continue to pay

Homeowner: Relayed the use of the HOA AT Portal to pay the monthly and yearly dues. Portal.BCCommunities.org

Homeowner: Thanks the board for a great meeting.

Homeowner: We’re all acting civil and want to come and take part and it’s safe, so tell everyone.

President: We’d like to be more transparent. Use our email [hhat2024@aol.com](about:blank) this is our community. We can rebuild it. The meeting went very well and we’ll be back to the community as far as the property management companies. The meeting was adjourned at 7:01 PM