

Hickory Lake Estates Owners Association, Inc.
Board of Directors Meeting – Providence West Community Center
October 25, 2004

Minutes

Call to Order: The meeting was called to order by Nicole Williams, president at 7:20 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Nicole Williams, Leonard Jordan, Simon Robinson and Peter Parsons were in attendance. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that timely notice occurred; signs were posted at least 48 hours in advance of the meeting.
- Joanne Rush, a local realtor, was requested by the Board to speak briefly on the correlation between gated communities and real estate market values.
- **Approval of Minutes** – Peter Parsons read the minutes from the previous board meeting. Nicole Williams moved to accept the minutes as read. Peter Parsons seconded. Unanimous vote. Motion carried.

Financials: Financials were reviewed by McNeil Management.

- The account balances at September 30, 2004 were \$27,051.89 including certificates of deposit.
- Income for the month was \$1,593.27 and expenses for the month were \$4,099.59.
- The year-to-date variance is a negative \$5,725.41. The report is filed for audit.
- Delinquencies were reviewed. Peter Parsons moved to turn unit 1120 over to the attorney for collection. Nicole Williams seconded. Unanimous vote. Motion passed.

Unfinished Business

- The Tom Hayden painting proposal was approved to paint the exterior wall at a price of \$375.00. The contractor requested a meeting with the board to approve the color. The board cannot meet with him late in the morning and requested he meet with them at 7:45 a.m. Management will follow up.
- The county had stated that the grant request for the low-flow irrigation at the south entrance should be approved by the end of November. The board decided to continue to wait for the grant funds.
- The board reviewed two proposals for marquee signage. They selected Creative Mailbox & Sign Designs' proposal if they will (1) match the competitor price of \$1,240.98 and (2) add an arch to the top of the sign and use the same font as the entryway signs "Hickory Lake Estates". Management will notify the board of the contractor's response.
- Peter Parsons moved to adopt the 2005 budget setting the assessment rate at \$325.00 payable in January and July at \$162.50 each. Leonard Jordan seconded. Unanimous vote. Motion carried.

New Business

- Reviewed notices report.
- Reviewed architectural alterations report.
- Perimeter wall upgrade along John Moore was discussed. The community has concern regarding the appearance of the entry area. A solution has not been reached.
- Peter Parsons moved that at the point an owner is referred to the attorney for collection, that owner's voting rights are suspended until they are no longer in a delinquent status. Nicole Williams seconded. Unanimous vote. Motion carried.
- The board requested management obtain pricing on a banner and poles that will span the center island at the entryways. Black Lettering "Community Yard Sale" on white background.

Adjournment

- Peter Parsons moved to adjourn the meeting at 9:05 p.m. Nicole Williams seconded. Unanimous vote; meeting adjourned. The next board meeting will be held on November 29, 2004 at 7:00 p.m.

Secretary

Date Approved