

HICKORY HILLS CONDOMINIUM ASSOCIATION  
Minutes for the January 12, 2010  
General Membership Meeting  
Oceola Township Hall

The meeting was called to order at 7:02 p.m.

Roll was taken with the following Board Members and Advisors present except as noted.

Jim Fortner	President
Heather Fallone	Vice-President
Donna Clements	Treasurer
Robert Holcomb	Secretary
Bob Schiebold	Director
Dennis Palka	Advisor (absent)
George Thompson	Advisor
Andrew Miller	ACC Committee

**The following properties were selected as winners of the 2009 Christmas Decoration Awards. Congratulations go to each of these properties owners along with the other 140 properties that exhibited the Holiday Spirit by lighting up their homes.**

**1845 Apple Valley Court, Mr. and Mrs. Michael Aubert  
2850 Laurel Oak Drive, Mr. and Mrs. Kenneth Pfohl  
2240 Hickory Circle Drive, Mr. and Mrs. Brian Raden**

**If you are behind in your Association dues, it is recommended you pay in smaller payments allowing you to catch-up. We accept payment in any amounts.**

**If you are planning improvements to your property, make sure you clear it with the Association before you start. The township will not approve/issue permits until you have a letter clearing your plans with the Association.**

1. R Holcomb made a motion to accept the June 10, 2009 General Membership Minutes as written with support by J Fortner. Motion passed.
2. President, J Fortner briefed the meeting on the following items.
  - a. The clearing of the upper pond and the upgrading to improve accessibility.
  - b. Future clearing and upgrading to improve accessibility to the lower ponds later this year.
  - c. State of road repairs, which will include cold patching of selected sections. The increase in dues is long term to pay for repaving of the roads five to seven years in the future, hopefully to avoid the requirement of a special assessment by the township for road repairs.

d. In general the movement of school buses through the subdivision and effect on the roads.

e. Encouraged all owners to use HMS or Superior for trash removal to reduce heavy truck traffic on the roads.

f. President led a general discussion of security concerns and protection of Association and private property.

3. Lot 81 requested that the Board ensure that the Master Deed was on-line on the HHCA Web Site. The Board will ensure the Master Deed is on-line.

4. Lot 274 recommended we post owner names in the newsletter instead of lot numbers of properties with delinquent dues. Board will discuss at Board meeting, need to consider legal issues.

5. Lot 61 recommended that the budget be posted on the HHCA web site. Board looked favorably upon this suggestion. It will ensure all property owners have an opportunity to review the budget.

6. Lot 61 recommended that the signs announcing the bi-annual general membership meeting be placed further back from the entrances. Recommendation accepted by the Board.

7. AA committee recommends that if you plan on making physical changes to your property that you need to contact the Board by e-mail or letter outlining you plans to gain approval prior to starting work.

8. Lot 56 stated the flowers under the sign at the front entrance hides the sign, need to plant lower growing flowers under the sign. The trees around the entrance sign off Eager hides the sign. Need to remove the front tree.

9. Lot 144 in coordination with the members present set-up the 2010 garage sell dates as follows:

**Spring Sell: May 21-22, Friday and Saturday, 9-5.**

**Fall Sell: September 10-11, Friday and Saturday, 9-5.**

10. Lot 274 stated the playground needed new wood chips and that the frog pond below the playground needed to be cleaned up of refuse from the kids playing in the area. The play area has a mushroom infestation, which needs to be investigated.

11. Lot 228 need to do better at contacting property owners when contractor work is going to be done near their property. Board agreed. Need to clean up common pond near Lot 228 of tree limb.

12. Lot 228 stated that the Association needs to have a better means of contacting Association members of emergency situations. Board will address this concern at their Board meeting.

13. Lot 149 concerns about solicitors going door-to-door in the subdivision. After a general discussion, no logical solution was identified.

14. A Miller called for adjournment was supported by J Fortner. Meeting was adjourned at 8:03.

James Fortner  
President

Robert Holcomb  
Secretary