

HICKORY HILLS CONDOMINIUM ASSOCIATION
Minutes for the January 19, 2012
General Membership Meeting
And Board Meeting
Oceola Township Hall

The meeting was called to order at 7:00 p.m.

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

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

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.

Guest speaker, Fire Chief Andy Pless discussed the upcoming fire millage and the need to vote "yes". It is the only means of supporting your, Oceola Township fire department. All of their funding comes from the millage. **Vote Yes on February 28, 2012.**

1. R. Holcomb made a motion to accept the June 21, 2011, General Membership Minutes as written with support by J. Fortner. Motion passed.
2. There were not Board member reports. All discussions were presented to the general meeting.
3. J. Fortner lead a discussion concerning the continuing use of the Livingston County Sheriff Department in periodically patrolling the Association managing area. Many pros and cons were discussed. The most pressing was the estimated cost of up to \$10,000.00 per year. Lots 14, 69, 121, 144. 202 and 216 were some of the members participating in the discussion.

Lot 216 made a motion to continue the patrols during 2012 and to admen the 2012 budget to allocate up to \$10,000.00 to pay for the services of the Livingston County Sheriff Department. Motion was supported by lot 214, and motion passed by show of hands.

4. Lot 202 would like the stop sign at the intersection of Birchwood Dr and Ashley Ct removed. It is of questionable use as a traffic control device. The Board will investigate and take the request under consideration.

5. B. Schiebold led a discussion on current and future maintenance of our road and sewers system. Lot 77 questioned the quality of repairs being made. He stated that several of the repairs were not holding up. The Board agreed to review the situation. There are several areas where the Board believes the weather is causing the deterioration of the repairs. Lot 54 suggested the township take over repairs, but the cost to property owners would be prohibitive. Lot 121 also participated in the discussion.

6. J. Fortner reminded everyone not to store not-allowed/prohibited vehicles on your property or within the Association Area of management unless they are in the garage. Page 24 in the by-laws provides guidance.

7. A discussion concerning upgrading the landscaping at the entrances in the spring to increase the color in the areas was lead by R. Holcomb. The membership expressed a desire to plant annuals at both entrances in spring.

8. A discussion concerning requiring commercial vehicles to have a permit to park in driveways was lead by J. Fortner. The permit would be issued at no cost and could be withdrawn without cause. This would allow the Association to better monitor traffic in the Association area of management. Some of the members participating in the discussion were lots; 77, 97, 144 and 262. If the Association has to contact a member about not having a permit on file it would cost the member \$25.00 to have a permit issued. Lot 144 made a motion in support of the concept and directed to Board to work with our lawyer to develop a permit form to be used. Motion was supported lot 262. The motion passed.

9. Garage sell dates were set with lot 121 leading the discussion. Garage dates for 2012 are Friday and Saturday; June 1 and 2 and September 7 and 8.

10. Lot 121 asked if we had shed construction guidelines. J. Fortner stated we did and that all new shed construction went through the Architectural committee for approval.

J. Fortner made a motion to adjourn at 8:21 and was supported by lot 141. Motion to adjourn was passed.

James Fortner
President

Robert Holcomb
Secretary

