

HICKORY HILLS CONDOMINIUM ASSOCIATION

Minutes for the January 19,2016

General Membership Meeting

And Board Meeting

Oceola Township Hall

The meeting was called to order at 7: 03 p. m.

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

Jason Cholewa	President
Scott Moore	Vice-President
Donna Clements	Treasurer
Robert Holcomb	Secretary
Dan Dudek	Director
George Thompson	Advisor

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.

Late fees were increased from \$10.00 per quarter to \$25.00 per quarter at the June, 2015 Board/General Membership meeting. These fees are being assessed starting with the new year, 2016. In addition, late fees will be paid prior to any funds being paid against your account. Make sure you are aware of these changes.

Lot 144 supported by Lot 188 moved to approve the June 16, 2015 General Membership Minutes as written. Motion passed.

1. Denise from Your Peace of Mind, our management company we present to discuss financials and liens procedures.
2. 2015 Christmas winners:
2714 Birchwood. Lot 238, Barbara Wilson
2850 Laurel Oak, lot 173, Ken and Judy Pfohl

2537 Laurel Oak, lot 149, Ernest and Georgina Good

3. The 2016 proposed budget was presented and a general discussion followed (lots 144 148 149 121 188 130). Lot 144 made a motion to approve the 2016 budget as presented supported by lot 144. Motion passed.
4. Lot 130 identified that a light post at the entrance from Eager road was down. Action will be taken in the spring to replace it.
5. A general discussion of the Livingston County Sheriff 2015 contract was held. Lot 228 made a motion to renew the contract for 2016 and was supported by lot 104. Motion passed.
6. R Holcomb discussed the road work completed during 2015. Lot 121 was concerned with excessive crack filling which the Board was aware of and agreed with Lot 121. The Board will make sure it doesn't happen again.
7. The Board will take action during the spring to add mulch to the play area.
8. Additional clean-up of the common areas will continue during 2016.
9. Lot 188 was concerned about repair/replacement of the Eager road bridge. Plans by the township/county to replace the bridge are being development for a 2016 replacement.
10. Lot 144 suggested we only have a spring garage sell, May 19-21, 2016. The Board agreed, not enough owners are involved in the fall sale. Anyone can have a sale at any time.
11. Lot 149 expressed concern about owners leaving garbage cans out in front of their garages instead of keeping them in the garage or along the side. If left in front of the house/garage they make the association look messy. The Board agrees. It would be better if owners didn't leave cans in front of their homes. We encourage cans be maintained in the garage or on the side. Please consider relocating your trash cans to improve appearances of our association.

Denise from YPM explained the costs involved in collecting dues as follows.

- a. Cost of placing a lien. First a letter of demand is sent costing the property owner \$60.00 plus paying late/overdue association fees.**
- b. Followed by the placing of a lien if letter is unanswered which cost the property owner \$250.00 plus paying late/overdue association fees. Which in quick order costs another \$400.00**

- in fees for an asset search. Making the placing of a lien more in the \$650.00 range plus paying late/overdue association fees.**
- c. Finally, if necessary our lawyers will go to court for a judgement with costs starting at around \$2000.00.**

The Board wants to make all Association members aware of the costs to be incurred if you get behind in paying Association dues.

Lot 188 supported by Lot 149 made a motion to adjourn. Motion passed. Meeting adjourned at 8:15 p m.

Jason Cholewa
President

Robert Holcomb
Secretary