

HICKORY HILLS CONDOMINIUM ASSOCIATION
Minutes for the June 11, 2013
General Membership Meeting
And Board 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 as noted.

Bob Schiebold	President
Eileen Moore	Vice-President
Donna Clements	Treasurer
Robert Holcomb	Secretary
Nicole Dankert	Director
George Thompson	Advisor

Robert Holcomb and Eileen Moore were elected to the Board and Tim Aben was elected as an advisor to the Board.

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.

The Board 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.

Tim Aben whom is running for the Board was introduced.

1. Lot 216 made a motion to accept the January 15, 2013, General Membership Minutes as written with support by lot 56. Motion passed.

2. B Schiebold briefed the members on current status of the roads. Several members voiced concerns beyond a general discussion. Lot 171 pointed out that a dip exists at the entrance (nothing can be done at this time without tearing up that section of the road). Lot 144 was concerned about future work during the year. If the roadway needs work the Board will authorized the necessary repairs. It is the intensions of the Board to maximize our savings for total replacement of the roads, while maintaining the roads in serviceable condition. The members agreed with this philosophy.

2. D Clements reported the current status of the budget. We continue to build our road maintenance fund as projected while covering all of the yearly expenditures. Purposed 2013 budget was available at the meeting. Lot 171 and 121 suggested we review the possibility of placing the funds in higher yielding financial instruments. The Board's position is that the funds need to be government secured which provides few options except certificates of deposit.
3. Lot 10 was concerned that our insurance didn't meet federal standards. The membership was briefed the problem was being corrected. (Problem has been corrected.)
4. There continues to be concern about the running of stop signs in the subdivision especially along Hickory Hills Blvd. Lots 228 and 149 would like to see more sheriff patrols. The cost would be prohibitive. Lot 151 knows the sheriff is in the subdivision, they observe the sheriff frequently.
5. The Board requested input on last year's snow plowing contract. In general the membership was positive about the results. Most members wanted snow removal to start sooner after a snow. Plus, most realized some of the problems the Board had to overcome in late November and December with the reoccurring icing of the roads. Lots 171, 228, 168, 198, 121, 151 and 149 were some of the members in the discussion. It was decided that even through the contract was less expensive by \$4000 it was better to pay more and get the roads cleaner earlier after and during a snow storm.

Several members were concern that too much salt at times was used, especially by the previous contractor.
6. The Board will be requesting that the township take action to have the properties on the northwest corner of M-59 and Eager cleaned up (lot 151).
7. The membership continues to desire a stop light be installed at the corner of M-59 and Eager roads. The issue a DOT controlled item, which we have no control over, lots 144 and 228). Lot 101 wondered if we could get other subdivisions to join in a request for the DOT to review a need for a light.
8. Lot 149 was concerned that school buses were driving through the sub to avoid the M-59/ Eager intersection. Inquiry with the LESC found the buses were necessary because we had too many children for only one bus. Therefore bus pickup and drop off had to be some in front and some in back making it look like buses were attempting to avoid the intersection.
9. Lot 149 wanted to know if the common area between lot 152 and 153 was being cut under our common area lawn maintenance. At this point it is not included.

10. 2013 Garage Sale dates were selected and presented to the membership. Fall garage sell dates are September 5, 6 and 7.

Lot 149 made a motion to adjourn at 8:10 and was supported by lot 149. Motion to adjourn was passed.

Bob Schiebold
President

Robert Holcomb
Secretary