

# Hickory Ridge Subdivision Homeowners' Association

## The Retreat at Hickory Ridge Homeowners' Association

Board Meeting 6:00 pm, November 28, 2022  
Ravenswood Clubhouse

### Establish Quorum

### Call to Order-Open Session

1. Meeting called to order 6:01pm
2. Jill, Wendy, Jennifer, Craig, David, Denise, Ron, Dan present
3. 1 homeowner from The Retreat present

### Approval of Previous Minutes

1. Minutes read and approved
2. Going forward, minutes will be emailed out to board members prior to the next meeting for review and approval.

### Financials

1. The Retreat opened September at \$6,920.05 and ended at \$5,475.04
2. Hickory Ridge Subdivision opened September at \$30,127.83 and ended at \$26,181.07.
3. Wendy is going to explore adding another column to our financial sheet that shows the variance of actual versus budget.
4. Denise has requested that potential revenue be reflected in the budget.

### Old Business

1. Assign Position- David Selvey
  - a. VP or Director at Large
  - b. Motion was made and passed to appoint David Selvey as Vice President of Hickory Ridge Subdivision Board
2. Back Pond
  - a. Axe - to start work in November
  - b. Jennifer talked to Axe and work should start in the next week.
  - c. Pond Contract - Final approval - Signature

- d. Dan signed contract
  - e. Motion was made and passed to add coloring to pond which will increase price by \$190.00
  - f. Price is locked in for 3 years at \$1,824.00
3. US Lawns- Final Approval - Signature
- a. Dan signed contract
  - b. US Lawns will be out within the next two weeks to do last cleanup of the year
  - c. Next year Ron requests they push mulch onto the beds instead of leaving it on the road.
  - d. Denise would like Retreat to pay 15% instead of 25%, will have a proposal to present at the next meeting.
4. Back Pond Easement
- a. Motion was made and passed to stake and pin the back pond easement.
  - b. Star Associates will handle for no more than \$1300.
5. Front Sign- Any updates
- a. Dennis Macy, Macy Masonry - \$14,500, 765-714-4205
    - i. Said top cap needs replaced
    - ii. Spoke with Ron on 9/26/2022 said he would talk with Macy later in the week.
    - iii. Ron is going to reach out to another company as well.
      - 1. Second company Aresenio quoted \$6,000
  - b. Decided to table the front sign until Spring. Dan believes the HOA will be able to fix it ourselves for just the cost of materials.
  - c. We will decide in the Spring how to divide up the cost of fixing the wall among the retreat and subdivision.
6. Christmas Decoration Contest
- a. Info distributions
    - i. Wendy will post info on Facebook.
    - ii. Jill to create flier and have Jennifer e-mail out
  - b. Prizes
    - i. Motion was made and passed to make prizes \$150 for 1st, \$100 for 2nd, and \$50 for 3rd
  - c. Date for Judging
    - i. December 18th

- d. Who will be the Judges
  - i. Board members will judge, select top 3 homes

## Open Discussion

1. There were no ACC requests this month.
2. Craig and Jill will put up front sign xmas decorations this weekend.
3. Motion was made to close the meeting, seconded and approved.

## Closed Session

1. Violations
2. Delinquency

## Closing

1. Set next meeting date- No meeting in December- Next meeting 1/23/23 6:00 pm via Zoom
2. Motion passed to adjourn at 7:25pm.