

Hickory Nut Trail Homeowners Association

Board Meeting

March 28, 2022

Present: Martin Haber, President; Tom Allen, Vice President; Mona Geller, Treasurer; Karen Martin, Secretary; Eddie Geller, Road Maintenance Chair

1. Minutes from 10/24/2021 were approved.
2. Old Business: Election Results for Vice President tallied on 2/12/22 were Tom Allen 13 votes and Dave Meeks 3 votes.
3. A neighborhood Directory has been prepared by Karen with those names who wanted to be included. The final PDF will be sent to Martin for distribution.
4. Road maintenance including grading and gravel was discussed. The Crosby's have gotten complaints from buyers looking at their property for sale at the end of Hickory Nut Trail. Road maintenance has become more difficult with increased traffic from renters. Due to further deterioration of road conditions, especially on upper Hickory Nut Trail, road maintenance operation will proceed as soon as possible.
5. Eddie discussed his research regarding paving our roads with a tar and gravel mix but has had no response from several companies. He will continue to try and get someone to look at our roads for an estimate.
6. There is a large pothole at the bottom on Hickory Nut Trail due to water flow across the road and Eddie will fix it with concrete.
7. Treasurer's report showed a balance of \$13,083.91 on 2/28/2022.
8. Because of the increased renter use, the Board discussed the increased cost and labor for road maintenance. This included a discussion of a general need to increase yearly HOA fees as well as increased fees for owners who rent their cabins. Out of the 26 cabins, 10 are presently rental cabins. A MOTION was made and seconded to increase these fees, with amounts to be determined at next meeting after consultation with the Board's attorney. The Motion passed unanimously.
9. Martin discussed how the closing attorney for new cabin buyers often asked if there was a transfer fee when inquiring about the HOA fees. It was determined that most HOAs did require a transfer fee at the time of closing. A MOTION was made and seconded to initiate a transfer fee, amount to be determined at next meeting after due diligence. The Motion passed unanimously.
10. The HOA Covenant regarding signage was discussed and how to best enforce the sign ordinance including adding a penalty for non-compliance. Discussion to be continued at next meeting.

With no further business, the meeting was adjourned.

Respectfully submitted, Karen Martin, Secretary