

Hickory Nut Trail Homeowners Association
Board Meeting
May 31, 2022

Present:

Martin Haber, President
Tom Allen, Vice President
Mona Geller, Treasurer
Karen Martin, Secretary

1. Minutes from 3/28/2022 were approved with amendments.
2. Old Business pertaining to a transfer fee for new owners at closing was discussed. After a conversation with our attorney, it was suggested that we charge \$750 at the time of closing as a capital contribution fee that as in line with other Homeowners Associations. A Motion was made by Mona and seconded by Tom to initiate a transfer fee of \$750.00 for new owners at time of closing. Motion was passed unanimously. This supersedes the previous motion from 3/28/2022.
3. A Homeowner's Directory will be distributed to the Homeowners with the 2022 Homeowners invoice. Tom is researching a website for the Homeowners Association in which to post minutes and other communication with the Association.
4. Our fiscal year per Article 7 of our Bylaws starts on September 1 which is not the same as our billing year. We will now change the invoice dates to match with our fiscal year. The invoices will be sent out the end of July with payment due September 1, 2022. A cover letter will be sent with the invoice to explain the changes.
5. The Board decided to plan an annual Homeowners meeting in the spring instead of winter with hopes that more people would attend.
6. Current financial report shows a balance of \$11,769.49 after expenses of \$800 for road maintenance/grading and \$450 to Blue Ridge Law for attorney fees.
7. After a discussion with the Board's attorney, it was deemed appropriate to charge different annual fees for homeowners vs rental property owners. A Motion was made by Mona and seconded by Tom to increase the Homeowners annual fee to \$300.00 and to increase the rental property owners annual fee to \$500.00. The Motion was passed unanimously. This supersedes the previous motion from 3/28/2022.
8. A discussion regarding signage in the neighborhood was continued from our last Board meeting. If signs are in the right of way, they can

be removed. No political signs are allowed. Cabin rental signs are appropriate but the size and location need further discussion. A variance of the Covenant may be needed regarding rental signage size. As per our Covenant, construction of a cabin must be completed in 6 months and construction signs removed at that time.

With no further business, the meeting was adjourned.
Respectfully, submitted,
Karen Martin, Secretary