

## HMCA BOD Meeting 10/26/22

The HMCA BOD meeting was called to order by President, Stefanie Awdish at 6:16 PM.

Heather, Bob, Gigi, Shirley and Stefanie were in attendance. Sean was running late due to office problems.

Election of officers were discussed. Stefanie made a motion to keep the present officers as is, Heather 2<sup>nd</sup> it, all were in favor.

President: Stefanie Awdish  
VP: Gigi Morrow  
Secretary: Shirley Dertinger  
Treasurer: Bob Knust  
MAL: Heather Chrostowski

### Treasurers report:

Checking: \$11,601.74  
Reserves: \$76,410.78  
CD: \$31,573.58  
CD will be renewed.

Bob mentioned that he would like a break down of costs when billing. The board will also like a copy of bids and view final invoices before they are paid.

### Discussion of replacing Northern Pines with Lawn Tigers.

The consensus received from the community at the annual meeting is that they are not satisfied with Northern Pines. Board members and KC are in agreement.

### Northern Pines contract for 2021-2022 year

Lawn \$25,230  
Snow \$21,421.  
Fall \$1,890.  
Spring: \$1050.

\$49,591

Lawn Tigers

Lawn \$28,165.

Snow \$19,500.

Fall \$2650.

Spring \$1325.

\$51,640.

Bob made a motion that if we can cancel our contract with Northern Pines to hire Lawn Tigers starting with this winter's snow removal. Gigi seconded the motion. All were in favor.

We will hold 10% of Northern Pines final payment in lieu of any repairs that are needed from this year's service.

Sump Pump: Gigi motioned to award the contract to Hashtag for \$2900. Bencsik bid was \$5800.

Exterior Painters: Discussion on whether HMCA should pay for garage doors to be painted. Garage doors are co-owners responsibility. However, if co-owners would like their garage doors to be painted, and also their decks to be power washed they would need to prepay for services.

Critter control problem: Shirley brought up the fact that we have problems with critters entering condos. Why aren't we taking care of the issue of where they are coming in and fixing the issue.

Sean said he would get maintenance to check and caulk every Spring and Fall. This would be faucets, air conditioners, meters, etc.

Gutter cleaning: Sean spoke with the owner, and voiced our complaints, he will take care of our issues.

A co-owner wrote a rebuttal letter in response to his violation of having too many bird feeders. Discussion by BOD, Sean will let him know that we stand by our by-laws of only one feeder per co-owner.

Fiscal Year: Discussion of changing our fiscal year from April 1<sup>st</sup> to March 31<sup>st</sup>. to January 1<sup>st</sup> to December 31<sup>st</sup>. This will start Beginning March of 2023 going thru December 2023.

Window Well Covers: These should not be covered under the Condo Association, it is the co-owners responsibility if they would like them.

A motion to adjourn the meeting was made by Shirley and 2<sup>nd</sup> by Bob at 8:40 PM

Next meeting scheduled for Nov 30<sup>th</sup> at 4:00 PM at Shirleys