

Hershey Grove Homeowner's Association Board Meeting

Meeting Date: October 8, 2014

Location: Pauline Gourley's house 5:30 pm

Members Present: Kent Jarrett, Sid Kendrick, Pauline Gourley, Vicky Strauss, Dustin Fornoff

Discussion Topics

Financial Report

- **Expenses paid for:**

- ✚ Mowing, electricity, water, insurance, lawn maintenance, fence, Mclean Co Recorder, stamps and envelopes
- ✚ Cost for Meet your neighbor was \$137.92

- **Income:**

- ✚ Homeowner dues
- ✚ Small Dividend

Occupancy:

- ✚ We have 91 developed lots plus 10 more, which recently opened (113-122). We will change the color of the lots to green on the Platte for lots 113-122. Two homeowners still owe dues for this year. Second notices have been sent. We have 5 homes for sale at this time.

Common Areas:

- ✚ We will probably have to mow 2 more times this season
- ✚ We have placed mulch around the trees and bushes along Hershey based at a cost of \$800.00
- ✚ The For Sale signage, which was requested to be removed, has been taken down. These were in violation of the Hershey Grove Covenants and city ordinance.
- ✚ The final payment for the trees and bushes along Hershey will be made next year. At that time we will obtain bids for replacing the trees removed from the berm.
- ✚ Sid will contact Nicor about the digging that they recently completed which left one of our pine trees with exposed roots. We will be requesting that they at least provide additional top soil.

Fence:

- ✚ *The fence has been fixed by IFFT for a cost of \$928.00. IFFT replaced the blown out panels on the south end of the fence on the end and used the panels removed to replace the blown out panels on the empty lot. 6 panels remain and are being stored on lot 10. We are out of brackets.*

Attorney Documents

- ✚ *Dustin has reworked the attorney documents and will send them to all of us to review via drop box.*

Sprinklers

- ✚ *Sid has scheduled winterization for the sprinklers with Covenant Irrigation. Sprinklers were charged but never turned on, as we did not need to water the berm this year.*

Insurance

- ✚ *Pauline provided Liability Insurance forms to Kent to complete as President. Once this is returned – we will be receiving the bill for our liability insurance.*

Future Meetings

- ✚ Next HOA meetings set for
 - January 19, 2014
 - July 20, 2015

Kent will call Prairie Vista to reserve their meeting room for these dates. It was also decided that we would have a standing HOA Board Meeting on the 3rd Monday every 8 weeks.

Website Corrections

- ✚ July HOA meeting notes will be added to the website
- ✚ Correction will be made to remove Jen and add Dustin as member at large

New Neighbors

New Neighbor packets need to be delivered to the new neighbors at:

- ✚ Lot 29
- ✚ Lot 17
- ✚ Lot 113

Meeting adjourned