



Hershey Grove Homeowners Association

Hershey Grove Homeowner's Association Board Meeting

Meeting Date: July 16, 2018

Location: Mike Parker's House, 6PM

Members Present: Sid Kendrick , Mike Parker, Michelle Reed, & Rob Orwig

Call to order at 6:03pm.

Discussion Topics

Financial Report

Mike Parker provided information regarding current HOA account balances and occupancy.

\$10,174.03 balance on hand 1/1/18
 \$5.81 Bank deposit Dividends
 \$2,964.75 Expenses
\$7,215.09 Balance on hand June 30, 2018

Occupancy Report

Hershey Grove subdivision is composed of a total of 121 lots, 101 lots are developed and 20 are not developed. There are 80 homes in this subdivision. There are 10 Houses for Sale currently. There are 2 new owners since January. Michael will stop by 3016 Neaves and get contact info for David Harms, the new owner.

Covenant Violations

Trees need to be trimmed over sidewalks
1602 Keybridge Way has car parked on grass. Michael will stop by and get contact info from new owners and inform them of the city ordinance about parking on grass.

Common Area Maintenance

Need to take wreath down at front entrance. Mike Parker stated John Keller offered to store it for the Board.

Fence

Sid will call Attorney Armstrong & Grosso to set up appointment to discuss changing covenants to make fence homeowners responsibility.

Irrigation System

The valve has been replaced for total of \$3,700.

Retention Basin

Weed control for aquatic vegetation. Bill at Marine Bio has been out 3 times to test the water and the oxygen has been too low to treat it.



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HOA Dues Letters

Michelle will start sending out HOA Dues Letters via email and mail for those who do not have email. Dues are due August 1, September 1 is past due, and October 1 is delinquent. To raise HOA fees requires 51% majority of voting members. Will need to get Snyder buy-in first then send ballots to home. Has to be voted on in January meeting.

Meet Your Neighbors

Date still not decided, usually in the Fall. Sid suggested we have a straw vote for the host. Board pays for \$150 for food. Rob will find out if Scott and Melinda will host again this year.

Elections

Michelle was not officially voted on last year, will need to get added to ballot and voted on at July meeting. There will be 2 Board Positions open: Vice President and President. Board decided Rob Orwig will be Vice President.

Agenda for January HOA Meeting

The agenda will include: Welcome, Minutes Approval, Financial Report, Occupancy Report, Garage Sale Recap, Irrigation System, Retention Basin, Fence, Covenant Reminders, HOA Dues, Meet Your Neighbors, and Elections.

Meeting adjourned at 7:08pm.