



Hershey Grove Homeowners Association

Hershey Grove Homeowner's Association Board Meeting

Meeting Date: July 1, 2019

Location: Rob Orwig's House, 6PM

Members Present: Mike Parker, Michelle Reed, Don Everhart, & Rob Orwig

Call to order at 6:09pm.

Discussion Topics

6 Month's Financial Report

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

\$11,103.65 balance on hand 1/1/19
 \$4.58 Bank deposit Dividends
 \$3,194.58 Expenses
\$7,913.65 Balance on hand June 30, 2019

Occupancy Report

Occupancy report needs to be updated. Michelle to update as Mike will be on vacation.

Covenant Violations

1705 Eide has had a boat parked out on street for a week.

Common Area Maintenance

Mike put signs out for the next homeowner's meeting on July 15, 2019.

Fence

Rob and Don met with Nathan Hinch, attorney, on June 13th at 11am. His feedback is if the fence blew over and injured someone, that plaintiff could sue the property owners. Plaintiff may also name the HOA if they know the HOA owns the fence or property owner defendants might have HOA as counter defendant. Expect owners would get brought into the suit. At that point, it would be a question of submitting a claim to everyone's insurance and insurance companies would argue over who has coverage and who does not. Property owner's Homeowner's insurance might cover it, whether primary or only secondary coverage after HOA policy. In terms of liability, it's possible a plaintiff could argue property owner has duty to prevent fence from deteriorating to dangerous condition on their property even if fence is owned by HOA. Would be harder case for plaintiff to prove, but it could be possible.

We discussed possibly having the attorney present at the board meeting on July 15th if he has the information put together by then. We did confirm our insurance covers liability and wind damage.

One idea of possible solution if we keep the fence under HOA responsibility is to take some slats out to give gaps for wind so it does not blow over. It would take some time to do but is a possibility.



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Retention Basin

Mike put out "no fishing" signs around the pond. We need to send out letter or announce it at our meeting that the "no fishing" is for people who do not live in our neighborhood. Homeowners/residents of Hershey Grove are allowed to fish.

Need to weed landscaping on West side of the detention basin. Don, Rob, and Michelle agreed to do that on Saturday, July 13th.

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.

Meet Your Neighbors

Date will be September 14, 2019, from 4pm-7pm. Location will be the end of the block on Keybridge. Rob will check to see if we need to get a permit. Michelle has a canopy, 2 folding tables, and a grill she will bring. Board pays \$150 for food such as burgers, brats, bun, condiments, and drinks.

Agenda for July HOA Meeting

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

Don made a motion to adjourn the meeting, Mike seconded the motion. Meeting adjourned at 7:10pm.