



Hershey Grove Homeowners Association

Hershey Grove Homeowner's Association Board Meeting

Meeting Date: December 16, 2019

Location: Rob Orwig's House, 6PM

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

Call to order at 6:07pm.

Discussion Topics

6 Month's Financial Report

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

\$11,103.65 balance on hand January 1, 2019

\$15,189.95 Income for 2019

\$10,730.10 Expenses for 2019

\$ 15,575.26 Balance on hand December 31, 2019

We spend \$542 annually for the water line = \$185 to have the sprinkler system tested and minimum \$357 to turn the water on. Mike met with City of Bloomington Water Department Personnel on 12/17/19. The HOA would have big expenses to remove the water meter and to deliver it to the City. If we should want water again, we would have to install another meter. Probably \$1000 expense each for removal and replacement. Mike suggests we keep it as it is and pay the \$30.10 per month. Possibly we can revisit this when Snyder adds more houses and we have more income to afford water.

Occupancy Report

Mike to create the occupancy report.

Covenant Violations

None.

Common Area Maintenance

Mike to put sign out for the next homeowner's meeting on January 13, 2020.

Fence

After the big windstorm a couple weeks ago, 5 panels blew out behind 1513 Myra. Kirby, Mike, and John Keller put them back in, took 10 slats (2 slats per panel) out and put one-inch space between them to let air in. Kirby made a motion to delegate the residence to store the unused slats pertaining to their property. Mike seconded the motion. Mike stated the next warm day, John Keller and Mike are going to take out slats in the remaining of panels on John's property, about 10 more panels. Rob, Don, and Michelle offered to help also. Other than total fence replacement, this is the only viable option. Michelle to note in email notice for HOA meeting that the residents adjacent to the fence come to the meeting. Michelle to follow up with email to residents to the fence informing them that we will be removing 2 slats per panel throughout the entire fence.



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Child Safety Sign

Don emailed Engineer@cityblm.org with a request form on October 17, 2019, but never received a response. He followed up on Tuesday 12/17 and was able to speak with Peter Allen, a city engineer, regarding the children safety signs. We would need permission to place signs on rights-of-way. Per Mr. Allen, such signs have not proven to be beneficial; that per research signs do not slow down drivers (do not create a sense of awareness) if they rarely see children around - and such signs more often than not give families/children a false sense of security thus lessening their awareness of potential danger. Nonetheless, per Don's request, Mr. Allen said he would visit our subdivision to suggest possible sign placement.

Storm Water Retention Credit

Mike read the fine print of the credit which stated in order to receive the credit, we would need to file a \$100 application fee. The HOA would be responsible for maintaining & monitoring the pond, testing the sediment, and submit an "inspection report" every 5 years to include the following:

1. The condition of the release structure.
2. Documentation that the quantity (volume) of detention has not been reduced.
3. The condition of the emergency overflow and verification that it has sufficient capacity.
4. Documentation of any signs of erosion or instability in any part of the structure and corrective action required (if necessary).

Don to find out what our responsibilities are currently for the basin. Rob to call Jim Karch, Dir of Public Works, to schedule meeting to discuss.

HG HOA Email

Someone on the Board should be checking and have access to the email instead of Vicky. Mike made the motion Michelle to oversee the email. Don seconded that motion. Michelle to reach out to Vicky to set that up. Let her know we still want her to maintain the website. Also, need to have information on hand how to access our web page in case she is not available.

Agenda for January HOA Meeting

The agenda will include: Welcome, Minutes Approval, Financial Report, Occupancy Report, Fence, Child Safety Sign, Storm Water Retention Credit, Covenant Reminders and July 13, 2020 meeting at the Den at Fox Creek.

Rob made a motion to adjourn the meeting, Kirby seconded the motion. Meeting adjourned at 7:12 pm.