



Hershey Grove Homeowners Association

Hershey Grove Homeowner's Association Board Meeting

Meeting Date: August 24, 2020

Location: Mike's House, 3014 Neaves Dr, 6:00PM

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

Call to order at 5:55pm.

Discussion Topics

Kirby made a motion to approve minutes from June 30, 2020. Rob seconded the motion.

YTD Financial Report

Mike Parker provided information regarding current HOA account balances. Update on Annual Dues: 93 of 101 total payments have been to date: \$13,942.10. There are 8 remaining payments. Don to look up covenants to see if the late fees are stated. If not, we may increase them. Balance on hand as of August 22, 2020: \$22,994.08.

The RPZ Valve, Reduced Pressure Zone, has been removed.

YTD Occupancy Report

HG has a total of 121 lots; 101 lots are developed; 20 lots are not developed; and there are 89 homes in this subdivision. Three new houses are under construction.

Meet Your Neighbors

The Board agreed to have the meet and greet, but no food. Everyone to bring their own drinks. Practice social distancing outside. Tentative date set for September 26th. Michelle to send an email out to homeowners to get a vote.

Retention

Rob and Mike to meet with Bud to compare notes.

Insurance Carrier for the HOA Board

Sent a notice of exclusion of loss due to virus or bacteria endorsement. Communicable disease in Illinois.

Fence

Michelle will get bid with SK Fencing. Kirby also used SK Fencing. Cost to replace fence, and option if they can finance the Board. Or we can investigate doing a special assessment to pay for it. Don to check on how many votes we need to do a special assessment. Rob to discuss with Snyder the possibility to help with replacing the fence.



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Mowing Outlot #72 1713 Eide

The lot is not being mowed consistently. The unsold lots with outlots will still be responsibility of HOA to mow. The question is who will own them once the houses are all built. Don to look at covenants to see if it is spelled out. Rob to contact Snyder regarding this issue.

Next HOA Meeting

Next HOA meeting is January 11, 2021. The Den is not taking room reservations because of COVID. We will do a Zoom meeting.

Next Board Meeting

September 21, 2020 at Don's House, 6pm.

Meeting adjourned at 6:45pm.