



# Hershey Grove Homeowners Association

## ***Hershey Grove Homeowner's Association Board Meeting***

**Meeting Date:** September 214, 2020

**Location:** Don's House, 1709 Eide, 6:00PM

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

Call to order at 5:59pm.

## ***Discussion Topics***

Don made a motion to approve minutes from August 24, 2020. Kirby seconded the motion. All agreed.

### **YTD Financial Report**

Mike Parker provided information regarding current HOA account balances. Update on Annual Dues: 99 of 101 total payments have been to date. There are 2 remaining payments. Balance on hand as of September 11, 2020: \$22,400.

Rob made a motion to approve treasurers report. Don seconded the motion. All agreed.

### **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. One has sold.

### **Retention**

Rob and Mike met to discuss and think it is a waste of time to do it. Our neighbors across the street are not interested in doing it so we would have to sue them for the \$8/mo or \$96/year that we would get. If we did go through with it, how would the HOA collect that money? We would never get that money and it would be a pain for the Board to deal with. Don suggested that if we ever have to dredge the pond, that is when we go to our neighbors and get them to help with that cost.

Michelle made a motion to forgo moving forward with the retention credit. Kirby seconded the motion. All agreed.

### **Stop Sign on Neaves & Keybridge**

Kevin Kothe, Director of Public Works, said if we want a yield or stop sign, we will need to go to the city's website under traffic where we can submit an application to be considered for stop/yield sign at the corner of Neaves & Keybridge. That gets submitted to the traffic guy and he evaluates it to see if it warrants a sign. Rob to fill out that application.

### **Public Hearing**

Rob asked Kevin if there was anything for us to be concerned about. We were mostly concerned about the drainage. Drainage is part of the approval process. Michelle suggested we request they add more trees along the trail as part of their development.



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## Fence

Total length is 780'. Michelle got the bid from SK Fence. It is cheaper to replace 200' sections at a time instead of the 100' sections. Or because costs fluctuate every year, would we be better off taking out a loan now when rates are so low and replacing it all at once? Don to investigate options for loan to replace entire fence. At minimum, we need to do the first 210' on south end. Kirby will get another quote from Integrity Fence. Michelle will get a 3rd quote from Bloomington Fence.

## Mowing Outlot #72 1713 Eide

House recently sold. After closing, we will need to speak with the new homeowners about maintaining the lot.

Don looked into the covenants and it doesn't specifically state who is responsible for maintaining the outlots. The HOA will have to mow the outlots once the lot has sold unless the homeowner agrees to take responsibility for maintaining.

Rob wants to get all the updated Plat Maps for the additions. Then he will go to Snyder to discuss the outlots. Don to get Rob the Plat Maps.

## 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

TBD

Meeting adjourned at 7:26pm.