

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
February 7, 2011

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on February 7, 2011 at 23204 Stoney Hill Lane. The following board members were in attendance:

Mr. McGinn (President)	Mr. Birst (Board Member, Arch/M&B)
Mrs. Hockenberry (Treasurer)	Mr. Mattison (Secretary)
Mrs. Holdsworth (Board Member)	Mrs. Burd (Board Member)
Mr. Stevenson (Board Member)	

A quorum was present. The meeting was called to order at 7:02 p.m. by Mr. McGinn.

Enclosure(s):

- (1) Pending Action Items
- (2) Closed Action Items

Secretary's Report

- Minutes from the December 6, 2010 Board meeting were reviewed.
 - Mrs. Hockenberry motioned to approve the minutes – Mr. Stevenson seconded the motion – The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of January 31, 2011:
 - Checking account balance is \$1,599.55
 - Savings account balance is \$74,941.70
 - Mr. Stevenson motioned to approve the Treasurer's report – Mrs. Holdsworth seconded the motion – The Board unanimously approved the Treasurer's report.
- Outstanding assessments: Ten (10) lots totaling \$3,030.00 (Figure does not include the \$3,252.44 owed by Guy-Porter) remain outstanding; late notices are scheduled to be mailed out on February 8, 2011.

Committee Reports

- Architectural Control (Mr. Birst) – One street light on Poplar Wood reported out.
- Maintenance and Beautification (Mr. Birst) – nothing to report
- Budget (Mr. McGinn) – nothing to report
- Security (Mrs. Barnard) – nothing to report
- Social (Mrs. Barnard) – Mrs. Barnard reminded the BOD that she won't be able to lead the National Night Out event. Mrs. Holdsworth and Mrs. Burd volunteered to host the event, with assistance from Mrs. Barnard.

Old Business

- Action Item 08-03 – Outstanding Assessments – Mr. McGinn requested an update from Mr. Brennan on February 5, 2011.

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February 7, 2011

- Action Item 09-07 – Message Boards – Mr. McGinn will send out new design and cost to membership for consideration and comment. BOD will decide whether or not to move forward with the project based upon membership response.
- Action Item 09-2010 – Sidewalk Repair – plan is to paint “warning strips” in areas where there has been some “uplifting” of the sidewalk surface when the weather improves.
- Condition of Lot 166 (Tunick) – trailer has been removed from the property.
- Seal coating – BOD requested that Mr. Birst contact the contractor and set a date.
- Boat on Lot 132 (Alton) – The boat has been removed from the property.
- HNOWA contracts – All contracts have been signed.

Intra-Meeting Business (Conducted by Board members via electronic mail discussion)

- Received a complaint regarding pet owners that do not clean up after their pets. Mr. McGinn sent out an email to the membership reminding us of our responsibility and the County Animal Control Ordinance to clean up after our pets when we are out-and-about in the neighborhood.
- Notified that a house on Oak Hill had been broken into while residents were away. Appears that entry to the home was gained by removing the entire sliding glass door assembly. Mr. McGinn sent out an e-mail to the membership advising them of the incident.
- Received a notice from Les informing the BOD of an exchange he and his workers had with Lot 48 (Gauchat) while cleaning leaves and other debris for Lot 35 (Millen).
- Received notice of a Planning Commission meeting scheduled for January 24, 2011, of which one of the agenda items concerned Wildewood traffic. Follow-up information was received that indicated that Wildewood was not well represented at this meeting.

New Business

- Spring clean-up event is tentatively scheduled for April 15-16, 2011; BOD requested that Mr. Birst contact Mr. Bowen to confirm the dates.

Mrs. Hockenberry motioned to adjourn the meeting. Mr. Stevenson seconded the motion. The Board unanimously approved the motion and the meeting was adjourned at 7:34 p.m. The next meeting will be held at 7:00 p.m. on April 4, 2011 at Becky Barnard’s house, 23204 Stoney Hill Lane.

Certified by,


Scott R. Mattison, Secretary

4-4-2011
Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
February 7, 2011

Enclosure (1): Pending Action Items

- **ITEM 08-03 (Pending): Liens and Outstanding Assessments**
 - Mrs. Guy-Porter – Unpaid assessments. Our legal counsel will investigate means of recovering the funds due.

- **ITEM 09-07 (Pending): Message boards for neighborhood use**
 - .Message boards would cost \$899 each at Gemplers according to Mr. Bingham. Mr. McGinn will investigate the cost of purchasing materials from a local hardware store and building them instead. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn plans to have project designed and priced out for discussion at Annual HNOWA meeting. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn will prepare another proposal that will address membership concerns recorded at the annual membership meeting. The proposal will show a scaled down version of the original design suggestion (just a message board) and associated costs for procurement and installation. New proposal will be sent out to HNOWA membership via email for consideration and approval.

- **ITEM 09-2010 (Pending): Sidewalk Repair**
 - Several sections of sidewalk have uneven mating surfaces that may cause a potential tripping hazard. Mr. Birst is looking into options for repairing the sidewalk sections in question.
 - Mr. Birst requested an itemized bill from contractor; itemized bill has not been received yet.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
April 4, 2011

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on April 4, 2011 at 23139 Hickory Hollow Lane. The following board members were in attendance:

Mr. McGinn (President)	Mr. Stevenson (Board Member)
Mrs. Hockenberry (Treasurer)	Mr. Mattison (Secretary)
Mrs. Burd (Board Member)	Mr. Birst (Board Member, Arch/M&B)

Guest: Mrs. Wendy Kibler

A quorum was present. The meeting was called to order at 7:04 p.m. by Mr. McGinn.

Enclosure(s):

- (1) Pending Action Items
- (2) Closed Action Items

Secretary's Report

- Minutes from the February 7, 2011 Board meeting were reviewed.
 - Mrs. Hockenberry motioned to approve the minutes – Mr. Stevenson seconded the motion – The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of March 31, 2011:
 - Checking account balance is \$571.74
 - Savings account balance is \$72,007.41
 - Mr. Birst motioned to approve the Treasurer's report – Mr. Stevenson seconded the motion – The Board unanimously approved the Treasurer's report.
- Outstanding assessments: \$3,337.59 owed by Guy-Porter.

Committee Reports

- Architectural Control (Mr. Birst) – Lot 187 (Madden) submitted request for the removal of two pine trees – Request was routed and approved.
- Maintenance and Beautification (Mr. Birst) – Spring clean-up is scheduled for April 15 & 16.
- Budget (Mr. McGinn) – nothing to report
- Security (Mrs. Barnard) – nothing to report
- Social (Mrs. Barnard) – nothing to report

Old Business

- Action Item 08-03 – No update from Mr. Brennan. Proceeding with wage garnishment action. Mr. McGinn will request update for next Board meeting.
- Action Item 09-07 – nothing to report.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
April 4, 2011

- Action Item 09-2010 – Sidewalk Repair – plan is to paint “warning strips” in areas where there has been some “uplifting” of the sidewalk surface when the weather improves.
- Seal coating – BOD requested that Mr. Birst contact the contractor and set a date.

Intra-Meeting Business (Conducted by Board members via electronic mail discussion)

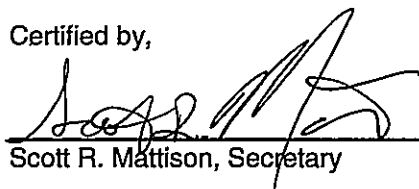
- Trailer parked on Lot 177 (Trost) – Mr. McGinn sent out a letter to the lot owner to have the trailer removed from the property.
- Received an email from Cutting Edge (Les) letting the BOD know that he received a note from a resident regarding a missing trash can lid.
- Received an email from Lot 167 (Ligon) regarding a Pathways resident selling products door-to-door. Mr. McGinn responded to Mr. Ligon with point of contact information for Pathways.
- Received an email from Lot 48 (Gauchat) that contained a list of complaints regarding interactions with Lot 36 (Birst). Mr. McGinn responded to the email, pointing out that the issues contained in the email were not HNOWA BOD issues, but rather, issues that that needed to be worked out between residents (With the suggestion of resorting to professional arbiter services to help resolve stated issues.).
- Received Mosquito control contract; Mr. McGinn sent out an email to HNOWA members regarding actions to be taken if residents do not want their property treated.
- Received email form Lot 124 (Scott) requesting HNOWA insurance declaration as part of a refinancing effort. Mr. McGinn responded to the request by stating that there is nothing in writing that requires this information to be released by the HNOWA to a lending institution. Documentation was not provided.
- Received an email from Lot 172 (Nantz) regarding repair of curbing in front of property. Mr. McGinn responded, indicating that the repair would be looked at as part of upcoming street paving/repair efforts.

New Business

- Mulching of playground area. BOD requested that Mr. Birst obtain quotes for mulch.
- Discussed moving the community yard sale from July to June. BOD decided to move the community yard sale to June 18th. Mr. McGinn will update the website calendar.
- Discussed trailer that is parked on Lot 25 (Maguire). At this time, not sure how long the tenant has had the trailer on the property; situation will be monitored and a letter sent to the owner if required.
- Discussed Guest’s concerns regarding the detracting conditions observed at Lot 166 (Tunick). BOD outlined all the actions taken to date regarding Lot 166.

Mrs. Burd motioned to adjourn the meeting. Mr. Stevenson seconded the motion. The Board unanimously approved the motion and the meeting was adjourned at 7:33 p.m. The next meeting will be held at 7:00 p.m. on June 6, 2011 at Becky Barnard’s house, 23204 Stoney Hill Lane.

Certified by,


Scott R. Mattison, Secretary

6/6/2011
Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
April 4, 2011

Enclosure (1): Pending Action Items

- **ITEM 08-03 (Pending): Liens and Outstanding Assessments**
 - Mrs. Guy-Porter – Unpaid assessments. Our legal counsel will investigate means of recovering the funds due.

- **ITEM 09-07 (Pending): Message boards for neighborhood use**
 - .Message boards would cost \$899 each at Gemplers according to Mr. Bingham. Mr. McGinn will investigate the cost of purchasing materials from a local hardware store and building them instead. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn plans to have project designed and priced out for discussion at Annual HNOWA meeting. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn will prepare another proposal that will address membership concerns recorded at the annual membership meeting. The proposal will show a scaled down version of the original design suggestion (just a message board) and associated costs for procurement and installation. New proposal will be sent out to HNOWA membership via email for consideration and approval.

- **ITEM 09-2010 (Pending): Sidewalk Repair**
 - Several sections of sidewalk have uneven mating surfaces that may cause a potential tripping hazard. Mr. Birst is looking into options for repairing the sidewalk sections in question.
 - Mr. Birst requested an itemized bill from contractor; itemized bill has not been received yet.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
June 6, 2011

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on June 6, 2011 at 23139 Hickory Hollow Lane. The following board members were in attendance:

Mr. McGinn (President)	Mr. Stevenson (Board Member)
Mrs. Hockenberry (Treasurer)	Mr. Mattison (Secretary)
Mrs. Burd (Board Member)	Mrs. Holdsworth (Board Member)

A quorum was present. The meeting was called to order at 7:05 p.m. by Mr. McGinn.

Enclosure(s):

- (1) Pending Action Items
- (2) Closed Action Items

Secretary's Report

- Minutes from the April 4, 2011 Board meeting were reviewed.
 - Mrs. Burd motioned to approve the minutes – Mrs. Holdsworth seconded the motion – The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of May 31, 2011:
 - Checking account balance is \$2,162.08
 - Savings account balance is \$61,150.75
 - Mr. Stevenson motioned to approve the Treasurer's report – Mrs. Burd seconded the motion – The Board unanimously approved the Treasurer's report.
- Outstanding assessments: \$3,377.69 owed by Guy-Porter.
- July/December assessments sent out to residents at the end of May.

Committee Reports

- Architectural Control (Mr. Birst) – Lot 121 (Aurand/Townsend) change request presented and signed by BOD. Request is for removal and replacement of existing retaining wall and addition of a patio.
- Maintenance and Beautification (Mr. Birst) – Cutting Edge requested that the HNOWA look at trimming low branches that are impacting mowing operations of common areas. Mr. Birst asked to get a quote from Karl Bowen.
- Budget (Mr. McGinn) – Preparing 2012 budget recommendation for presentation at August BOD meeting.
- Security (Mrs. Barnard) – National Night Out is scheduled for August 2, 2011.
 - Awaiting response from Police department
 - Researching new point of contact for the Fire Department
- Social (Mrs. Barnard) – nothing to report

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
June 6, 2011

Old Business

- Action Item 08-03 – Pending service of "Writ of Garnishment"
- Action Item 09-07 – Pending
- Action Item 09-2010 – Pending
- Seal coating – Need to complete 1 driveway on Bent Tree, the end of Grey Squirrel, and Sweet Bay. Planning for July completion.
- Neighborhood yard sale is set for June 18, 2011. Notices planned for release to local news media on June 11.
- Action Item 01-2011 – Repair of Summer Sweet curbing in front of Lot 172 (Nantz) – repair to be considered as part of fall 2011 street repair assessment.
- Mulching of playground area completed on 30 April.

Intra-Meeting Business (Conducted by Board members via electronic mail discussion)

- Approved Lot 118 (Eberly) change request for deck
- Responded to follow up request from Lot 187 (Madden) regarding removal of two pine trees. BOD apparently did not receive the original request. Issue resolved.
- Discussions about moving yard sale in order to avoid conflicts with Father's Day weekend
- Street light at Falling Leaf & Poplar Wood reported out by Erik Brown on April 7, 2011
- Wildewood community meeting held at Evergreen Elementary on April 18, 2011; Mrs. Holdsworth provided the following summary:
 - Approximately 50 residents attended
 - Crime is down in Wildewood
 - Vehicle break-ins are the #1 crime
 - Proposal to add second bike lane from Hickory Nut to Misty Pond
 - Proposal to extend/connect Wildewood Blvd. merge lane onto Rt. 235 to existing right lane
 - Proposal to add third Wildewood entrance/exit by connecting Prim Rose Park to Lawrence Hayden road
 - Proposal for round-a-bouts on Wildewood Parkway
 - Implementation of bike lane rumble strips and new speed enforcement signs
 - Discussions of Dahlia Park parking issues; not enough parking areas for number of residents
 - Construction proposal to build apartments at the corner of Wildewood Blvd. and Wildewood Parkway
- Lot 172 (Nantz) reported finding lost keys on April 30; keys claimed on May 1
- Note sent to Lot 138 (Floyd) on May 1, 2011 regarding car parked at Hickory Nut & Hickory Hollow intersection
- Responded to question from Lot 158 (Stone) regarding recycling policies. Posted email to HNOWA residents explaining how recycling is handled by Cutting Edge.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
June 6, 2011

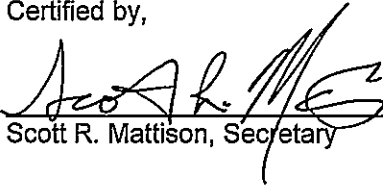
- Responded to resident complaints regarding pet owners who don't pick up their pet's feces. Posted email to HNOWA residents referencing County ordinance and individual responsibilities.
- Lot 130 (Holdsworth) noted condition of swing seats at the playground on May 21, 2011. Asked HNOWA to consider replacing the seats because of exposed metal edges.
- Received/responded to request on May 26 from Lot 209 (Stevenson) to park trailer on property beyond the 10 day limit.
- Received/responded to note from Lot 214 (Ensminger) on June 2, 2011 regarding missed trash pick-up.
- Received note on June 3, 2011 from Iris Harris announcing Department of Natural Resources "Firewise" program. HNOWA BOD may look into this for our next spring clean-up event.

New Business

- Seal coating of Oak Hill – accidentally placed on list of streets to be seal coated
- Action Item 02-2011 – Discussed purchase of replacement swing seats. Mrs. Burd motioned that the HNOWA purchase 3 regular seats and 1 baby (bucket) seat – Mrs. Hockenberry seconded the motion – the Board unanimously approved the purchase.
- Action Item 03-2011 – Discussed termination of trash pick-up services for Lot 188 (Guy-Porter). Citing HNOWA bylaws, the BOD discussed Lot 188 eligibility to receive services provided to HNOWA members. Acknowledging that Lot 188 is several thousand dollars behind in HNOWA annual assessment fees, a recommendation was made to terminate trash pick-up, a service provided to HNOWA members through their annual assessments. Mr. McGinn motioned that trash pick-up service for Lot 188 be terminated effective June 10, 2011 – Mrs. Hockenberry seconded the motion - the Board unanimously approved.
 - Mr. McGinn will send a letter to Lot 188 and Cutting Edge regarding termination of services

Mr. Stevenson motioned to adjourn the meeting. Mrs. Hockenberry seconded the motion. The Board unanimously approved the motion and the meeting was adjourned at 7:55 p.m. The next meeting will be held at 7:00 p.m. on August 1, 2011 at Becky Barnard's house, 23204 Stoney Hill Lane.

Certified by,



Scott R. Mattison, Secretary

8-1-2011

Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
June 6, 2011

Enclosure (1): Pending Action Items

- **ITEM 08-03 (Pending): Liens and Outstanding Assessments**
 - Mrs. Guy-Porter – Unpaid assessments. Our legal counsel will investigate means of recovering the funds due.

- **ITEM 09-07 (Pending): Message boards for neighborhood use**
 - .Message boards would cost \$899 each at Gemplers according to Mr. Bingham. Mr. McGinn will investigate the cost of purchasing materials from a local hardware store and building them instead. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn plans to have project designed and priced out for discussion at Annual HNOWA meeting. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn will prepare another proposal that will address membership concerns recorded at the annual membership meeting. The proposal will show a scaled down version of the original design suggestion (just a message board) and associated costs for procurement and installation. New proposal will be sent out to HNOWA membership via email for consideration and approval.

- **ITEM 09-2010 (Pending): Sidewalk Repair**
 - Several sections of sidewalk have uneven mating surfaces that may cause a potential tripping hazard. Mr. Birst is looking into options for repairing the sidewalk sections in question.
 - Mr. Birst requested an itemized bill from contractor; itemized bill has not been received yet.

- **ITEM 01-2011 (Pending): Summer Sweet Curb Repair**
 - Repair to be considered as part of fall 2011 street repair assessment.

- **ITEM 02-2011 (Pending): Replacement of Playground Swing Seats**
 - BOD will order 3 regular and 1 baby (bucket) seats

- **ITEM 03-2011 (Pending): Termination of Lot 188 Trash Services**
 - BOD to send out letter to Lot 188 and Cutting Edge regarding termination of trash service.

Hickory Nut of Wildewood Association, Inc.

Minutes of the Board of Directors Meeting

August 1, 2011

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on August 1, 2011 at 23204 Stoney Hill Lane. The following board members were in attendance:

Mr. McGinn (President)	Mr. Birst (Board Member)
Mrs. Hockenberry (Treasurer)	Mr. Mattison (Secretary)
Mrs. Burd (Board Member)	Mrs. Holdsworth (Board Member)

A quorum was present. The meeting was called to order at 6:59 p.m. by Mr. McGinn.

Enclosure(s):

- (1) Pending Action Items
- (2) Closed Action Items

Secretary's Report

- Minutes from the June 6, 2011 Board meeting were reviewed.
 - Mrs. Burd motioned to approve the minutes – Mrs. Hockenberry seconded the motion – The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of August 1, 2011:
 - Checking account balance is \$1,192.35
 - Savings account balance is \$86,197.19
 - Mrs. Holdsworth motioned to approve the Treasurer's report – Mr. Birst seconded the motion – The Board unanimously approved the Treasurer's report.
- Outstanding assessments: \$3,715.74 owed by Guy-Porter. Three additional lots have outstanding assessments pending.
- At the request of Mrs. Hockenberry, the BOD discussed transferring a portion of savings account holdings to certificate of deposit holdings. Mrs. Hockenberry will investigate available options and report back to the BOD.

Committee Reports

- Architectural Control (Mr. Birst) – Nothing to report.
- Maintenance and Beautification (Mr. Birst) – Karl Bowen no longer performs services for the HNOWA. Upon learning that the BOD had requested price quotes from other providers, Mr. Bowen notified the BOD regarding termination of services. The BOD had requested quotes for services from other vendors due to unresponsiveness of Mr. Bowen's company.
- Budget (Mr. McGinn) – Mr. McGinn presented the 2012 budget to the BOD for consideration and acceptance. Budget presentation will be posted to the web site.
- Security (Mrs. Barnard) – National Night Out is scheduled for August 2, 2011.
 - Everything is set and ready to go.
- Social (Mrs. Barnard) – Nothing to report

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
August 1, 2011

Old Business

- Action Item 08-03 – Mr. McGinn spoke with Mr. Brennan just prior to tonight's meeting. According to Mr. Brennan, the Judge recommends bringing Mrs. Guy-Porter before the Court for a review of debt/assets and a discussion of repayment of debt to the HNOWA, in lieu of pursuing a Service of Writ. More information will be forthcoming after Mr. Brennan has an opportunity to meet with Mrs. Guy-Porter.
- Action Item 09-07 – Message Boards: Pending presentation at the HNOWA Annual Membership Meeting on September 26, 2011.
- Action Item 09-2010 – Pending
- Action Item 01-2011 – Repair of Summer Sweet curbing in front of Lot 172 (Nantz) – repair to be considered as part of fall 2011 street repair assessment.

Intra-Meeting Business (Conducted by Board members via electronic mail discussion)

- June 12 – Letter was sent to lot owner in White Elm development about skateboard "half-pipe" noise issues.
- June 18 – Lot 164 (Hemmingway) asked about status of dead tree near lots 161 & 163
 - Lot owners still need to provide plats to help resolve tree ownership.
- June 18 – Feedback about moving annual yard sale in order to avoid conflicts with Father's Day weekend was received; the results are as follows:
 - Try to avoid Father's Day weekend
 - Post mailbox notices of upcoming annual yard sale
 - Move to earlier in the year
 - Attempt to combine/coordinate with other neighborhoods
- June 18 – New swing set seats installed at the playground.
- HNOWA street sign issues:
 - June 22 – Lot 208 (Brewster) reported missing street sign at Autumn Leaf
 - Called in and replaced by County DPW
 - June 25 – Lot 1 (Houghton) reported missing street sign at Pine Bark
 - Called in and replaced by County DPW
 - June 27 – Lot 113 (Obniski) reported missing street number signs at "no-name" street off Poplar Wood.
 - Signs fabricated and replaced by Mr. Mattison
 - July 11 – Lot 152 (Carter) reported numerous street signs missing. Lot 192 (Vance) later reported that the missing street signs were found at the bottom of the WCA pool.
 - Mr. Birst recovered signs and re-hung them.
 - July 13 – Jason Goss reported intersection sign at Poplar Wood painted into a swastika
 - July 13 – Lot 162 (Kugler) requested that the Association install street number signs at "no-name" street on North end of Hickory Nut. Mr. McGinn built the street sign post, Mr. Mattison built the street number signs; project is pending installation.
- June 28 – Lot 181 (Crotty) reported power fluctuations after electrical storm
- July 7 – Lot 1 (Houghton) reported unlicensed "door-to-door" salesman in the neighborhood

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
August 1, 2011

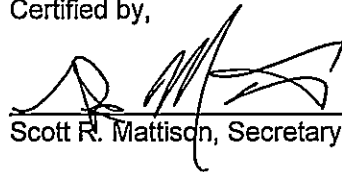
- Lot 166 (Tunick) Boat trailer issue:
 - July 7 – Letter sent to Lot 166 owner about proper storage of boat/trailer
 - July 19 – Certified letter sent to Lot 166 owner regarding BOD intentions to have the boat/trailer towed and stored at owner's expense if not removed from the property
- July 11 – Limb trimming for lawn care service approved via e-mail by BOD members (Mr. McGinn, Mr. Birst, Mrs. Hockenberry, Mrs. Burd)
- July 12 – Seal coating project completed
- July 29 – Mike Flynn reported the 4th annual Kids Triathlon to be held in Wildewood on August 6th. Event starts at 8:00 a.m. and includes a portion of Hickory Nut Drive.

New Business

- HNOWA Annual Budget – Discussed Mr. McGinn's 2012 budget presentation.
 - Mrs. Burd motioned to accept/approve the 2012 budget – Mrs. Hockenberry seconded the motion – The Board unanimously accept/approved the HNOWA 2012 budget.
- Expiring BOD Terms – Two BOD positions (Mrs. Hockenberry and Mr. Mattison) will expire in September. The Board will send out a notice to membership soliciting candidates for the positions.
- HNOWA Annual Membership meeting is scheduled for 26 September at 7:00 p.m. at the SMHEC (6:00 p.m. pre-meeting of BOD if necessary)
 - Mr. McGinn will send out announcements/proxies NLT August 26th
- Discussed "Yard-of-the-Season" proposal by Mr. McGinn:
 - \$250 gift certificate to be awarded (one in Spring, one in Fall)
 - Award would provide incentive to maintain properties
 - No effect on 2012 budget (deduct from street work escrow amounts)
 - Mr. McGinn will poll membership via email prior to sending out annual membership meeting proxy forms
 - Plan is to present at the annual membership meeting for inclusion in future budgets if initial e-mail poll results are favorable.

Mrs. Hockenberry motioned to adjourn the meeting. Mrs. Holdsworth seconded the motion. The Board unanimously approved the motion and the meeting was adjourned at 8:15 p.m. The next meeting will be held at 7:00 p.m. on October 3, 2011 at Becky Barnard's house, 23204 Stoney Hill Lane.

Certified by,



Scott R. Mattison, Secretary

10/3/2011

Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
August 1, 2011

Enclosure (1): Pending Action Items

- **ITEM 08-03 (Pending): Liens and Outstanding Assessments**
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- **ITEM 09-2010 (Pending): Sidewalk Repair**
 - Several sections of sidewalk have uneven mating surfaces that may cause a potential tripping hazard. Mr. Birst is looking into options for repairing the sidewalk sections in question.
 - Mr. Birst requested an itemized bill from contractor; itemized bill has not been received yet.

- **ITEM 01-2011 (Pending): Summer Sweet Curb Repair**
 - Repair to be considered as part of fall 2011 street repair assessment.

Hickory Nut of Wildewood Association, Inc.
Minutes from the Annual Membership Meeting
September 26, 2011

The Hickory Nut of Wildewood Association, Inc. held its annual membership meeting on 26 September at the Southern Maryland Higher Education Center. A quorum of Association membership was represented at the meeting by 21 members in physical attendance; with 28 members represented by proxy. Board members in attendance were:

Mr. McGinn – President	Mr. Mattison – Secretary
Mrs. Hockenberry – Treasurer	Mr. Birst – Board Member
Mrs. Holdsworth – Board Member	Mr. Stevenson – Board Member
Mrs. Burd – Board Member	

Mr. McGinn called the meeting to order at 7:03 p.m.

After a few opening remarks, Mr. McGinn started into the evening's presentation:

- Overview of presentation agenda items
- Introduction of current Board Members
- Review of Calendar of Events for 2011-2012
 - Board Meetings will continue to be held on the 1st non-holiday Monday of even numbered months
 - Events calendar is posted on the HNOWA web site
- Election of Board of Directors
 - The terms of 2 Directors expire in 2011
 - Mrs. Hockenberry
 - Mr. Mattison
 - Mr. McGinn introduced the four candidates for the open BOD positions and offered each an opportunity to address the assembled membership. Candidates submitted for consideration were:
 - Mr. Todd Eberly
 - Mrs. Patricia Hall
 - Mrs. Pat Hockenberry
 - Mr. Scott Mattison
 - Mr. McGinn made a request for nomination of additional candidates from the floor; no nominations from the floor were received.
 - Mr. McGinn called for members in attendance to cast their ballots.
 - Mr. McGinn called for a reading of election results. The following candidates were elected to serve on the BOD:
 - Mrs. Hockenberry
 - Mr. Mattison

Hickory Nut of Wildewood Association, Inc.
Minutes from the Annual Membership Meeting
September 26, 2011

- Discussion regarding community message boards:
 - Task from 2010 Annual Membership Meeting – BOD to address membership concerns and provide a scaled down design for consideration at the 2011 Annual Membership Meeting.
 - Mr. McGinn presented the scaled down design concept and associated costs:
 - Six message boards costing approximately \$1,200 to build and install.
 - Mr. McGinn opened the floor for membership discussion; items discussed were:
 - Can both sides be made to post messages? Possibly, costs figures and design change could be considered.
 - Who will be responsible for managing the message boards? Procedures and rules would need to be developed by the BOD.
 - Would other neighborhoods be allowed to post on message boards? This would be addressed in the procedures and rules developed by the BOD.
 - Concerns regarding “spam flyers” and accumulation of junk mail waste on and around message boards. A general concern of membership that message boards can become unsightly.
 - What is the cost to replace the cork surface; would replacement make the message boards expensive to upkeep? Approximate cost to replace cork surface is \$10; not a cost prohibitive factor.
 - Are 6 message boards required; could the number be reduced to 2 message boards (1 each on Hickory Nut Drive and Poplar Wood Drive)? The BOD could consider 2 message boards, but the general consensus is that most residents enter the neighborhood, stop at the mailboxes, then continue on to their residence. Would anyone really stop at a midway point to view a message board?
 - Concern regarding cost overrun: could the BOD cap the cost at \$230 in case the materials estimate presented is low? Mr. McGinn assured member that the materials estimate was recent and accurate with regard to the proposal.
 - Mr. McGinn called for membership in attendance to cast their ballots.
 - Mr. McGinn called for a reading of message board ballot results:
 - 23 votes for, 30 votes against
 - Message Board proposal defeated; no further considerations/discussions will be entertained.

- Overview of neighborhood demographics
 - Mr. McGinn presented several slides for informational purposes.

Hickory Nut of Wildewood Association, Inc.
Minutes from the Annual Membership Meeting
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- Financial review and 2012 budget
 - Increase in HNOWA expenses requires an approximate 2.97% increase in annual assessment fee.
 - Annual assessment fee increasing from \$606 to \$624

- The floor was opened to membership in attendance for concerns and comments:
 - Would the HNOWA consider placing a trash can at the park? Issues to consider/overcome: 1) who would be responsible for replacing the trash bags and, 2) who would be responsible for emptying the trash can?
 - Mr. McGinn indicated that the BOD will research and discuss the request.
 - To reduce budget expenses, has the BOD considered reducing trash pickup to one day per week versus the current 2 days per week?
 - Mr. McGinn indicated that there is no cost differential between the two options because our contractor is charged based on tonnage and not frequency.
 - Concerns expressed regarding excessive speeds on Wildewood Parkway and impaired visibility when leaving neighborhood from Poplar Wood.
 - Mr. McGinn reviewed his numerous communications with County authorities regarding the safety concerns voiced by Hickory Nut residents. Mr. McGinn urges every resident to voice their concerns frequently and directly with County representatives.
 - Would the HNOWA consider reinstating fall leaf pickup for residents?
 - Mr. McGinn discussed how it is cost prohibitive to provide the service for all of Hickory Nut. However, Cutting Edge can be contacted by individual residents to set up leaf pickup for a reasonable fee.

- Recognitions
 - Spring cleanup event: Once again, we had a great turnout for this event!
 - Hurricane Irene: Outstanding help and support! Neighbors helping neighbors is very inspiring to witness.

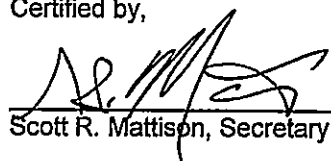
- Raffle of prizes
 - \$25 gift certificates for Target, Lowes and Outback Steakhouse awarded.

Hickory Nut of Wildewood Association, Inc.
Minutes from the Annual Membership Meeting
September 26, 2011

- Closing remarks
 - Sign up for e-mail updates with webmaster1@hnowa.org
 - Only 75% of members are signed up
 - Sign up for e-bills
 - PDF copy of your assessment bill is e-mailed to you.
 - Sign up for Monthly Web Bill Pay
 - \$52.00 / month vice semi-annual payment
 - Check the website – www.hnowa.org
 - Lots of good information about your Association

Mr. McGinn thanked everyone for coming and closed the meeting at 7:58 p.m.

Certified by,



Scott R. Mattison, Secretary

10/3/2011

Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
October 3, 2011

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on October 3, 2011 at 23204 Stoney Hill Lane. The following board members were in attendance:

Mr. McGinn (President)	Mr. Birst (Board Member)
Mrs. Hockenberry (Treasurer)	Mr. Mattison (Secretary)
Mrs. Burd (Board Member)	Mrs. Holdsworth (Board Member)

Guest: Mr. Eric Brennan, Esq.

A quorum was present. The meeting was called to order at 7:00 p.m. by Mr. McGinn.

Enclosure(s):

- (1) Pending Action Items
- (2) Closed Action Items

Secretary's Report

- Minutes from the August 1, 2011 Board meeting were reviewed.
 - Mrs. Burd motioned to approve the minutes – Mrs. Hockenberry seconded the motion – The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of October 3, 2011:
 - Checking account balance is \$506.36
 - Savings account balance is \$79,048.81
 - Mrs. Holdsworth motioned to approve the Treasurer's report – Mr. Birst seconded the motion – The Board unanimously approved the Treasurer's report.
- Outstanding assessments:
 - Lot 188 (Guy-Porter) outstanding for assessment and late fees totaling \$3,821.09.
 - Lot 166 (Tunick) and Lot 175 (Rawlings) outstanding for July 2011 assessments and late fees.
 - Lot 168 (Boyd) outstanding for July assessment late fees

Committee Reports

- Architectural Control (Mr. Birst) –
 - Sep 2 – Request from Lot 191 (Hockenberry) to extend front porch
 - Form routed and approved by Board members.
 - Sep 20 – Request from Lot 219 (Kooy) to widen driveway
 - Mr. Birst did not receive the form as forwarded by Mr. McGinn for routing and signature. Mr. McGinn will re-send the form to Mr. Birst for processing.
- Maintenance and Beautification (Mr. Birst) –
 - Mr. Birst submitted invoice from Tree Frog for post-hurricane Irene common area tree removal.
 - Mr. Birst submitted cost proposal from Tree Frog regarding annual community clean-up event(s).
 - Hurricane Irene Clean-up actions summary:
 - Aug 28 – Residents assembled to clear downed trees on roadways, lanes and driveways
 - Aug 30 – Cutting Edge assisted with clearing road surfaces of debris
 - Sep 2 – Cutting Edge moved debris piles from side streets to Poplar Wood and Hickory Nut Drive locations to stage it for County debris pick-up efforts.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
October 3, 2011

- Sep 10 – Clean-up by neighborhood volunteers and Cutting Edge of residual piles after county debris pick-up.
- Sep 4 – Common area trees damaged in the storm were ID'ed for removal by Mr. Birst and Mr. McGinn
- Sep 18 – Annual street condition assessment completed by Mr. Mattison, Mr. Birst, Mr. McGinn. Recommended efforts:
 - Re-Pave Falling Leaf
 - Repair curbing on Summer Sweet
 - Install new curbing on Ivy Stone to control water run-off
- Sep 25 – Received proposal from Cutting Edge for repair of common area ruts caused by storm clean-up efforts (\$2,340.00)
- Sep 29 – Received paving proposal from SoMD Paving and Sealing:
 - \$19,550.00
 - Driveways are additional \$1.56/sqft
- Budget (Mr. McGinn) – Mr. McGinn presented the 2012 budget at the September 26, 2011 Annual Membership Meeting
- Security (Mrs. Barnard) – National Night Out completed on August 2, 2011.
- Social (Mrs. Barnard) – Nothing to report

Old Business

- Action Item 08-03 – Outstanding Assessments:
 - Guy-Porter – Mr. Brennan, our legal representative, was present and addressed the BOD. After meeting with Mrs. Guy-Porter, he suggest pursuing a promissory note and a confessed judgment that:
 - Establishes a \$1,000.00 initial payment
 - Establishes a \$300.00 monthly payment until the debt is cleared
 - Establishes an expeditious process for wage garnishment proceedings if a monthly payment is missed, or agreed upon payments stop.
 - The BOD discussed the options and agreed to go forward with Mr. Brennan's proposal.
 - Lots 166 (Tunick) and 175 (Rawlings) have picked up their certified notices of late payment of July semi-annual assessment.
- Action Item 09-07 – Message Boards: Action Item closed at annual membership meeting; message boards are not desired by the community.
- Action Item 09-2010 – Pending
- Action Item 01-2011 – Repair of Summer Sweet curbing in front of Lot 172 (Nantz) – repair scheduled as part of fall 2011 street repair work.
- Annual review of finances – Mrs. Hockenberry is setting up volunteers and date to conduct review.
- Lot 166 (Tunick) has removed the boat from the property.
- Initiative to establish a "Yard of the Season" program received little interest/response to email poll. Initiative was not presented at the annual membership meeting.

Intra-Meeting Business (Conducted by Board members via electronic mail discussion)

- August 19 – Advisory sent to membership about August 22nd Land Use and Growth Management Wildewood PUD meeting.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
October 3, 2011

- August 26 – Annual Membership Meeting proxies and forms mailed out
- August 28 – Proposal to increase 2012 tree budget from \$2,500 to \$5,000 and reduce the street repair/seal coating line items to \$9,024.50; each was approved via email by: Mr. McGinn, Mrs. Burd, Mrs. Hockenberry, Mr. Stevenson
- August 28 through September 2 -- eight emails sent out to residents with Hurricane Irene community updates
- September 4 – Lost package for Lot 166 (Tunick) reported. Email inquiry sent to membership.
- September 5 – Lost key fob found at mailbox. Email inquiry sent to membership, key fob claimed by owner.
- September 16 – Email reminder sent regarding September 17th household hazardous waste collection day.
- September 16 – Semi-annual assessment late notices sent to:
 - Lot 188 (Porter),
 - Lot 175 (Rawlings), and
 - Lot 166 (Tunick)
- September 16 – Notice sent to Lot 161 (Branaman) regarding trailer w/jet skis – Issue resolved.
- September 19 – Lot 207 (Sproul) reported a found bicycle. Notice sent the membership.
- September 27 – Report of gas leak in Wildewood; relayed report to membership.

New Business

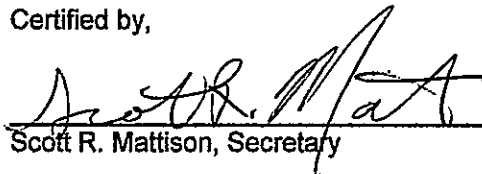
- Election of 2011 – 2012 term BOD Officers
 - President – Mr. McGinn
 - Vice President – Mr. Stevenson
 - Secretary – Mr. Mattison
 - Treasurer – Mrs. Hockenberry
- Fall Street Repair Discussion:
 - Mr. Birst to set date with contractor for repair work.
 - Email to be sent out regarding arrangements for individual lot owners desiring driveway paving
 - Mrs. Hockenberry motioned to accept/approve the proposed street repair work – Mrs. Burd seconded the motion – The Board unanimously accept/approved proposal for Fall 2011 street work.
- Fall Neighborhood Clean-up Discussion – need to identify additional vendors (BOD has received only one bid from Tree Frog. Tree Frog will not permit neighborhood participation.)
- Discussed sending semi-annual assessment statements NLT December 1, 2011. Notice will include a reminder to adjust January 1st Web Bill Pay amount to \$52.00
- Common Area (Park) Trash Can Discussion:
 - Four different trash cans, ranging in price from \$400 - \$500, were presented for consideration.
 - BOD selected a Rubbermaid 45 gallon container for installation.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
October 3, 2011

- o Trash can to be placed near top of steps at the park. A concrete slab is to be installed that will accommodate installation of the trash can.
- o Mr. McGinn will order the trash can/materials and contact BOD members regarding help with installation.

Mrs. Hockenberry motioned to adjourn the meeting. Mrs. Holdsworth seconded the motion. The Board unanimously approved the motion and the meeting was adjourned at 8:22 p.m. The next meeting will be held at 7:00 p.m. on December 5, 2011 at Becky Barnard's house, 23204 Stoney Hill Lane.

Certified by,

 12/5/2011

Scott R. Mattison, Secretary Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
October 3, 2011

Enclosure (1): Pending Action Items

- **ITEM 08-03 (Pending): Liens and Outstanding Assessments**
 - Mrs. Guy-Porter – Unpaid assessments. Our legal counsel will investigate means of recovering the funds due.

- **ITEM 09-2010 (Pending): Sidewalk Repair**
 - Several sections of sidewalk have uneven mating surfaces that may cause a potential tripping hazard. Mr. Birst is looking into options for repairing the sidewalk sections in question.
 - Mr. Birst requested an itemized bill from contractor; itemized bill has not been received yet.

- **ITEM 01-2011 (Pending): Summer Sweet Curb Repair**
 - Repair to be considered as part of fall 2011 street repair assessment.
 - Repair is included in fall 2011 proposal.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
October 3, 2011

Enclosure (2): Closed Action Items

- **ITEM 09-07 (Closed): Message boards for neighborhood use**
 - .Message boards would cost \$899 each at Gemplers according to Mr. Bingham. Mr. McGinn will investigate the cost of purchasing materials from a local hardware store and building them instead. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn plans to have project designed and priced out for discussion at Annual HNOWA meeting. (This was completed and presented at the Annual HNOWA membership meeting)
 - Mr. McGinn will prepare another proposal that will address membership concerns recorded at the annual membership meeting. The proposal will show a scaled down version of the original design suggestion (just a message board) and associated costs for procurement and installation. New proposal will be sent out to HNOWA membership via email for consideration and approval.
 - Issue closed at September 26, 2011 Annual Membership Meeting. Residents do not want message boards erected.

- **ITEM 02-2011 (Closed): Replacement of Playground Swing Seats**
 - BOD will order 3 regular and 1 baby (bucket) seats
 - Seats purchased and installed

- **ITEM 03-2011 (Closed): Termination of Lot 188 Trash Services**
 - BOD to send out letter to Lot 188 and Cutting Edge regarding termination of trash service.
 - Cutting Edge notified; trash collection stopped.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
December 5, 2011

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on December 5, 2011 at 23204 Stoney Hill Lane. The following board members were in attendance:

Mr. McGinn (President)	Mr. Birst (Board Member)
Mrs. Hockenberry (Treasurer)	Mr. Mattison (Secretary)
Mrs. Burd (Board Member)	Mrs. Holdsworth (Board Member)

Guest: None

A quorum was present. The meeting was called to order at 7:02 p.m. by Mr. McGinn.

Enclosure(s):

- (1) Pending Action Items
- (2) Closed Action Items

Secretary's Report

- Minutes from the October 3, 2011 Board meeting were reviewed.
 - Mrs. Burd motioned to approve the minutes – Mrs. Holdsworth seconded the motion – The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of November 30, 2011:
 - Checking account balance is \$2,795.45
 - Savings account balance is \$41,573.77
 - Mr. Birst motioned to approve the Treasurer's report – Mrs. Burd seconded the motion – The Board unanimously approved the Treasurer's report.
- Outstanding assessments:
 - Lot 188 (Guy-Porter) November installment received.
 - Lot 168 (Boyd) Late fee is outstanding.
 - Lot 111 (MacKinnon) Monthly payment overdue.

Committee Reports

- Architectural Control (Mr. Birst) –
 - Request from Lot 220 (Neurauter) to replace patio & walkway paver tiles with concrete. Original request was lost in the mail. Follow-up request approved on November 26, 2011.
- Maintenance and Beautification (Mr. Birst) –
 - Damaged tree removed from corner at Wildewood Parkway and Poplar Wood.
- Budget (Mr. McGinn) – Nothing to report
- Security (Mrs. Barnard) – Nothing to report
- Social (Mrs. Barnard) – Nothing to report

Old Business

- Action Item 08-03 – Outstanding Assessments: Guy-Porter – November installment received

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
December 5, 2011

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 - Mr. Brennan, our legal representative, was present and addressed the BOD. After meeting with Mrs. Guy-Porter, he suggest pursuing a promissory note and a confessed judgment that:
 - Establishes a \$1,000.00 initial payment
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Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
December 5, 2011

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 - Repair is included in fall 2011 proposal.
 - Repair complete