

Hendricks Hill Homeowners Association

Meeting 7/18/17

Present: Gena Hutton, Vice President and Architecture Committee; Ken Moszeter, Treasurer; James Beeler, Member at Large; Mike Gelardi, Landscape Committee; Michelle Hussey, Roads Committee; Hallie Hoskins, Secretary and Webmaster; Ashley Wolfe; Jessica Bradway; Claire Graman; Jacob Berns; Barb Dewey; Stephanie Jennings.

3010 Hendricks Hill Drive:

The Board met to get a vote of homeowners present to extend the current revocable license for 3010 Hendricks Hill Drive to allow future owners use of the portion of the deck located on common property in perpetuity as long as it is maintained. The affected part of the deck encroaches on common area 4.5 feet on one side and 6 feet on the other.

The current license applies to the current owners' homeownership. If approved, the license will "run with the land," meaning it applies to the property itself in perpetuity, not just to the current homeowner. The HOA can revoke this license if it determines the deck is not adequately maintained. If the deck is removed and rebuilt, it must be rebuilt within the property line and cannot encroach on common area.

This portion of land will remain common space and the land itself is not granted to the homeowner. The HOA is allowing the homeowner to use this piece of property.

Votes:

In favor of extending the license: 10

Not in favor: 3

Discussion about Park:

The grass is uneven from water settling during winter and moles causing damage. Christie Buchanan proposes the most cost effective solution is tilling the park, amending the soil to allow better drainage, leveling it, and resodding it. Estimated cost about \$2,000. Michelle Hussey will join the Park Committee with Rob Iverson and Stephanie Jennings to work on this.

4 x 4s in park were purchased to enclose the mulched area, which will no longer be done. A notice will be posted on the Facebook page to see if anyone would like to purchase these.

Also, thanks to Suki Mackie for donating two cedar benches and the picnic table to our park.

New business:

Concerns were raised about responsibility for weeding and maintenance of common areas. To what extent are homeowners

expected to care for these areas versus Christie Buchanan?

Christie has mentioned that she feels she spends most of her time picking up yard debris rather than caring for common areas. Additionally, some common areas designated her responsibility are somewhat neglected. Mike Gelardi is working to ascertain how her time is spent and what our options and priorities are. It is unfair to expect homeowners to maintain common areas.

The Board requests that homeowners primarily use their grey yard waste bins for yard waste before using blue tarps. When disposing of yard waste on blue tarps, please remember that Christie must be able to pick up the tarps, connect the sides together, and lift them into her cart – please do not overload them!

An agenda item for next meeting is discussion of establishing someone to supplement Christie's tasks in exchange for waiving HOA dues. Specific duties of this position will need to be defined.

Board Members

President: Paul Hawkwood--
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Vice President and Architecture: Gena Hutton--gena@meandherdesigns.com

Member-at-Large: James Beeler –
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Board Secretary: Hallie Hoskins—
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Roads: Michelle Hussey—tlsara42@live.com

Landscaping: Mike Gelardi—
mikegelardi@comcast.net

Next Board Meeting

Tuesday, August 8, 2017, 6:00-7:30
PM

3002 Hendricks Hill Drive