

**HICKORY HILLS PROPERTY OWNERS ASSOCIATION  
SPECIAL BOARD MEETING  
FRIDAY, JANUARY 20, 2023  
7:00 PM**

**MINUTES**

**CALL TO ORDER** Board President Sherry Sentiwany called the Special Board Meeting to order on Friday, January 20, 2023, at 7:00 PM.

**PLEDGE OF ALLEGIENCE & MOMENT OF SILENCE**

**ROLL CALL** Sherry Sentiwany, President – Present  
Joe Catrone, Vice President – Present  
Luke McHugh, Board Secretary – Present via Zoom  
Red Navarro, Treasurer – Present  
Brittany Ladner – Present  
Tim Robinson – Present

A majority of the Board is present therefore, we have a quorum.

**RECORDING ANNOUNCEMENT** Sherry Sentiwany stated that the meeting is being recorded by the HHPOA for quality assurance. No one else stated they are recording the meeting.

**MEETING PURPOSE – WOODHAVEN DRIVE BRIDGE ASSESSMENT**

Sherry Stated read the following statement...the purpose of this Special Meeting is to inform the HHPOA and hold a board vote on a one-time assessment for the repair costs of the Woodhaven Drive Bridge. The project will have immediate direct and indirect benefits to all Hickory Hills owners. Obviously, the repair will reopen a closed route for drivers, allowing a more direct route to their property again. It will also reduce the traffic that many of the dirt roads have seen. This will relieve some of the stress and more frequent maintenance on the dirt roads, allowing Association resources to be used more effectively.

Some have asked ...Why don't we apply for a grant? Frankly, emergency repair funds that could have been accessed through Foster Township are no longer there. Also, because the bridge has been closed as long as it has, the repair is not perceived as an emergency anymore.

This is only a repair. At some time in the not-too-distant future, Hickory Hills will need to replace this bridge. Future Boards will be tasked with budgeting and saving money specifically designated for replacement so that an assessment in the future can be avoided.

The Association's credit rating is so poor, financing the repair is not an option. So, in order to have all of the funds necessary to pay for construction and engineering support AND to also have a sizable reserve amount in case the bids come in higher than estimated or if there are unforeseen conditions that would require work beyond what was bid, the Board is setting the assessment amount at **\$120** per lot, whether the lot is developed or undeveloped.

The Bridge Repair Assessment will be included on the 2023 Dues invoices. Payment will be due at the same time as your dues. There is no discount for the Bridge Repair Assessment. Delinquent payments will be treated just like delinquent dues payments. You will be charged late fees and interest as appropriate. You will also not be in good-standing and you will not be eligible to participate in the election of a new Board in July 2023.

Once the project is complete and all debts are clear, all who have paid the assessment will receive a refund of the remaining funds, if funds are available. In order to be eligible for a refund at the end of the project, the Bridge Repair Assessment must be paid by November 1, 2023. The total funds received by November 1, 2023 will be the pool of money available for potential refunds. Any potential reserve received from payments made after November 1, 2023 will be transferred into the Capital Improvement Fund (CIF).

Finally, if the Board determines that there are insufficient funds to proceed with the repair, which may be in part due to an excessive number of delinquent lot owners paying the assessment on-time, then the project may be at risk of being done as scheduled in 2023 and could be further delayed.

## **MEMBER PARTICIPATION**

Due in part to the nature of the topic, the Board opened the floor for questions and comments.

Unknown member asked if White Haven and Freeland were consulted if repairing the bridge is an emergency? Sherry said that they are involved to the point that they know the bridge is out and is planned for a repair to reopen.

Unknown member asked to know the number of lots in Hickory Hills. Brittany Ladner counted 1,049 lots with 415 houses.

Mr. Kramer (Woodhaven Drive) posed several questions relative to the validity of the special assessment for the bridge repair in accordance with the Pennsylvania Unified Planned Community Act (UPCA). *Note: In the following week, after corresponding with the Board and through his own research, Mr. Kramer is longer questioning compliance with UPCA and conceded that the Board is proceeding appropriately.*

Ms. Kalena asked who told the Board grant money was unavailable. Sherry stated that if HHPOA would have worked through Foster Township, soon after the bridge was closed, there was a good chance grant money was available. Today, that money is no longer available. Ms. Kalena believes grant money is available for HHPOA and recommends not rushing into the repair with an assessment on owners. The board responded that obtaining grant money, even if HHPOA is eligible and money is available, would not be in hand in time to pay for the necessary repairs. Ms. Kalena expressed her frustration that there are people in Hickory Hills that do not pay annual dues, they need to pay their annual dues, and the HHPOA should use the power they have to go after them. Board response... the HHPOA is placing liens on properties of people who are delinquent.

Unknown resident asked if dues could be paid with the discount and then pay the bridge assessment later. Board response...Yes, but you must pay all money invoiced (both annual dues & bridge repair) by the due date (May 1, 2023) in order to be in "good standing".

Mr. Shanda asked how do you handle money that comes in later over time? The board's response...any bridge repair money received after November 1, 2023, will go into the Capital Improvement Fund (CIF) and will not be part of the reimbursement pool. To be eligible for reimbursement of excess bridge repair funds, once all construction related costs are paid and the project is closed out, member payment for their lots must be received by November 1, 2023. Only these owners will be reimbursed equally on a per lot basis, whether developed or undeveloped. Note that payment made after the May 1, 2023 due date but before November 1, 2023 will be charged interest on all money due. The interest will not be included in the refund pool.

According to the UPCA, ALL excess funds can be held in reserve for future expenses. The HHPOA has proposed at this Special Meeting to refund all excess money received to all eligible participants who paid the Bridge Assessment by November 1, 2023. All money due for the bridge assessment, but received any time after November 1, 2023 including interest, will be kept in reserve and directed to be deposited into the CIF.

Mr. Lachewitz (Brookside Drive) asked if the HHPOA believes it will be able to collect enough money for the bridge repair. Board response...That was factored into the \$120/lot assessment.

Motion to close the floor to questions by S. Sentiwany. Second by J. Catrone. All in favor. None opposed. No more questions.

S. Sentiwany makes motion to vote on an assessment for the Woodhaven Drive Bridge with all the benefits and conditions as read in the statement tonight by Sherry Sentiwany. J. Catrone second. Sentiwany, Catrone, McHugh, Navarro, and Ladner voted to approve the motion. None opposed. Robinson abstained. The motion is carried by vote of 5-1.

**ADJOURN MEETING** That concludes this Special Meeting of the HHPOA. The time is 7:53 PM. S. Sentiwany makes motion to adjourn. J. Catrone second. All in favor. None opposed. The meeting is adjourned.

**End of Minutes**

APPROVED: LBH

Luke McHugh, HHPOA Board Secretary

DATE: 2/9/23