

Hickory Grove Condominium Association
Board of Directors Meeting Minutes
September 9, 2026

A meeting of the Hickory Grove Condominium Association Board of Directors was held September 9, 2026, at Keystone Management Co., 160 Southgate Ave Suite D, Iowa City, Iowa 52240

Call to order

Karen Tykol, President, called the meeting to order at 4:05p. Directors present: Ann Morison Secretary, Linda Heseman Treasurer, Pat Knobbe at large. Loretta Ross at large, Ann Shima at large, Gene Nelson, Vice President, arrived late. Quorum established. Alyson Holida Keystone Management, Hannah Snyder, Keystone Management, Owner Attendance 470-203

June 3, 2026 Minutes Approval

June 3, 2026 _E-mail distribution, member review, approval online. Additions or corrections none . *Motion to approve for the record* — P. Knobbe, Seconded – L. Heseman. **Motion carried.** For: All directors. Against: None.

REPORTS

Financial [as of 09.08.2026]

General Operating Account - 049

Operating funds	\$ 22,639.91
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TOTAL	\$22,639.91
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Reserve Account -717

Minimum 10% owner dues required savings	\$30,404.48
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Special Assessment funds	\$15,855.73
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TOTAL	\$ 46,260.21
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Property Insurance Account - 129

Insurance fund allocation	\$36,770.25
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HGCOA Property Signage allocation	\$ 3.025.00
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TOTAL	\$39,770.25
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Delinquencies. None reported

Keystone Management

Items Pending Board Action:

1. Review. 2027 Association Proposed Budget completed at working meeting August 12, 2026. Dues increase to \$225 noted due to 15% required reserve contribution per current federal guideline, new woods maintenance line item, after hours/emergency elevator repairs, small trash collection, management costs/fees adjustments.
Vote. *Motion to approve* – A. Morison, Seconded - P. Knobbe. **Motion carried.** For: All directors. Against: None.
2. Green Styles Lawn Care Spring 2027 renewal. Review Vote. *Motion to approve* – A. Morison, Seconded – A. Shima. **Motion carried.** For: All directors. Against: None.
3. Snow removal 2026-27 renewal. Review. Dependable, responsive service, reasonable year to year pricing, increase in ice melt vs salt spread noted. Vote. *Motion to approve* - L. Heseman, Seconded- L. Ross. **Motion carried.** For: All directors. Against: None.

Proposed Move In Fee Bylaws Amendment - Discussion, Vote. Board noted heavy building wear and tear to building elevators, walls, doors, carpeting during move in activity resulting in Association repair and replacement costs. Board reviewed a draft and revised proposed amendment to Hickory Grove bylaws to allow the Association to collect a one time move in fee equal to one month's regular assessment from any new unit Owner(s) and/or Residents, due payable at time of Move-In, to be voted on at the October annual meeting. *Motion to approve Move In Fee* – A. Shima, seconded – P. Knobbe. **Motion carried.** For: All directors. Against: None. *Motion to approve proposed Amendment distribution to members for October annual meeting vote* – A. Shima, Seconded –P. Knobbe. **Motion carried.** For: All directors. Against: None.

470 Garage Water Damage, Repair Update The problem source was located, owner was notified of building common area damage and pending repairs. Cleanup work to be finished on garage parking and open ceiling areas directly involved, and access to assigned parking spaces restored, when the ceiling is completely dry. Owner will be billed for cost of repairs upon completion.

470 Garage Door Damage Update The lower two panels in the midsection of the roll up door were found to be damaged where hinges connect panels together and attach to the upper half. An inspection determined door was hit by vehicle entering the garage and an emergency temporary repair is keeping the door in service until a permanent repair is completed. Cost to inspect and repair the door is \$1,345.00 +tax. *Motion to approve repair payment* - A. Shima, Seconded – P. Knobbe. **Motion carried.** For: All directors. Against: None.

420, 470 Regular Garage Maintenance Doors were inspected, cleaned and maintained as needed, including 470 worn springs replacement.

August Property Inspection Report All owner occupied units passed inspection and the association received a positive report. Owner rental resident units were not inspected. One leased unit was cited for an expired fire extinguisher. Any nonoperational hallway emergency lights will be replaced in both buildings.

UNFINISHED BUSINESS

Woods Restoration Update Sustainable Landscape Solutions (SLS) completed their second scheduled invasive material removal follow up visit in late May and in doing so completed the Association, O-P and SLS year one agreement. Kirk, SLS project manager, plans to revisit the woods project in late spring 2027 to assess invasive material removal progress, suggest possible timely Association woods restoration, habitat preservation and perimeter improvement measures.

Tree Trimming Proposals Discussion Arbor Masters and Total Tree Care conducted walkabouts and submitted proposals for professional tree pruning/trimming and removal with an eye to establishing a 24-36 month tree maintenance plan. Board members discussed priorities with consideration for 2026-27 budget limitations. The Total Tree Care (TTC) proposal was chosen for trimming specified trees and removal to grade of Ash suffering Emerald Ash Bore at 420 southwest side, south of west porch walk, near sidewalk. Keystone Management to arrange agreement and work completion. *Motion to approve approval of TTC proposal, removal of blighted Ash tree, and transfer of \$3025 allocated for signage to fund tree work* – A. Morison, Seconded – P. Knobbe. **Motion carried.** For: All directors. Against: None.

Communication Project Board voiced support for ongoing discussion of owner interest in accessible information sharing formats/channels, e.g., updating welcome packet format and information, a website with HOA site hosting to complement the management portal. For November meeting agenda.

Parking Lot Area Lighting Update, Discussion. Board resumed review of concrete project related lamp post wiring disruption issues and estimate to repair, and need for lighting to be restored without delay with goal to proceed with final AES approval to begin repairs given August email vote to approve AES proposal. [Note: Board email vote August 8-12 on AES repair estimate approval, For – 4, Not voting – 2, Absent – 1.] Board endorsed AES final approval for completion of repairs.

Third Year of Three Year Plan. Plan concludes with 420 - 470 carpeting and tile replacement. Board vetting for material and vendor proposals, owner voting for selection preference, management facilitation for installation. Annual Meeting discussion item.

470 Elevator Window Repair Update, Vote Board discussed leaking window water damage and extensive builder company outreach to undertake urgent elevator shaft window replacement. Board reviewed Apex Construction, Bettendorf IA proposal detailing window/interior replacement scope of work including nonvisible exclusions, 2 year warranty on workmanship and cost estimate summary. *Motion to approve proposal* - P. Knobbe, Seconded – K. Tykol **Motion carried.** For: All directors. Against: None.

Waste Recycling ABC Transition – Increased bin size and ABC service are appreciated. Owner difficulty with meeting refuse collection company and association requirement to break down card board boxes, packing material deposit misuse, and moving season overuse, are ongoing concerns that require owner attention.

NEW BUSINESS

None Noted.

ANNOUNCEMENTS, OTHER BUSINESS

Next Meeting: Annual Association Membership Meeting. **Date:** October 14, 2026, 6:00p, 420 Garage.

ADJOURNMENT There being no further business, *Motion to adjourn* A. Shima, *seconded* L. Heseman. For: All directors. **Motion Carried.** Meeting adjourned at 5:12p.