

(Approved 04-19-2021 HOA meeting)
Hickory Creek HOA Quarterly Meeting
January 18, 2021

Board Members Attending: J.D. Thompson-President, Carole Kindt-Vice President (via Zoom), Claudia Roe-Treasurer (via Zoom), Judy Lawson-Secretary, Chris Cordell-Design Control, Julie Koehn-Design Control, Chris Short-Grounds Control, Phil Kline-Grounds Control.

Approval of Minutes from October 19, 2020 meeting: Chris Cordell made a motion to approve the minutes with one correction. Phil Kline seconded. Motion passed.

Treasurer's Report: Claudia Roe presented the treasurer's report. Income and expenses were presented to date. Hickory Creek Homeowner's Association has a balance of \$22,628.57. J.D. Thompson suggested establishing a set aside fund to be used for unexpected expenses for repairs to Hickory Creek property and equipment. Chris Cordell made a motion to establish a set aside fund with \$5,000 being set aside this year, and plans to contribute annually in January until a balance determined by the board is met. Phil Kline seconded. Motioned passed. Quarterly Dues Status: Two homeowners are extremely late in dues. Both properties have liens filed against them. One homeowner is three quarters late. Six homeowners are two quarters late.

Old Business:

1. Website- J.D. Thompson updates the directory throughout the year as changes and new information occur. Homeowners have access to a current directory on the website.

2. Construction of the wall: J.D. Thompson has not been able to contact the company. Construction of the wall will be coordinated with the completion of 13th Street and planned for late January.

Installation of Riprap: The riprap is currently being installed. The company reported they have had to use 30% more rock than they quoted. Eighteen thousand dollars has been paid to date with the balance of approximately \$6,000 of the quoted bid to be paid upon completion. The additional rock will not be a cost to our HOA.

3. Waterfall: J.D. Thompson reported the pump to the waterfall at the entrance is currently shut off. Phil Kline has consulted with Hong's Landscaping. It was suggested to remove the fish from the pond because they create more waste than can be neutralized by the aquatic plants. J.D. Thompson will mail a newsletter with the April statement informing homeowners of the options and plan for the pond.

4. Club house: The exterior repairs to the clubhouse have been completed. The interior repairs are planned to be completed in 2021. Pool and Door codes have been reset.

5. Benches around the lake: J.D. Thompson reported he plans to refinish the bench by the pond. J.D. is consulting with a family that has inquired about installing a memorial bench by the pond.

6. Little Library: J.D. Thompson is planning to follow up with homeowners that have expressed interest in volunteering to construct the Little Library book house.

7. Completion of 13th Street Construction: J.D. Thompson continues to correspond with the City of Wichita with concerns for the completion of the road project. Completing the electrical work to the island, removing two dead trees and planting of grass are projects to be completed this spring.

New Business:

1. Open Board positions: There are currently two board positions open. Nominations are accepted. Board positions will be voted on at the April meeting. J.D. Thompson will include information in a newsletter with April statements.

2. Suburban Landscaping Management 2021 contract: A contract was signed for the amount of \$17,140.75. The lawn care includes all areas planted with fescue grass. Areas to be planted with buffalo grass along 13th Street were not included in the bid.

3. Suburban Landscaping Management entrance contract: SLM completed installation of a controller, new sprinkler system and stonework at the entrance of Hickory Creek in the amount of \$8,736.

4. Controller at Clubhouse: Phil Kline made a motion to purchase from Suburban Landscape Management a new controller located at the clubhouse that is compatible with the controller by the water feature at the entrance of the neighborhood. Chris Cordell seconded the motion. Motion passed. Estimated cost is \$650 plus tax.

5. Rowe Electric, Inc. bid for electrical work at entrance: J.D. Thompson reported it will cost approximately \$1200 to complete the electrical work at the entrance to Hickory Creek. Electricity will be run to the island and the east side of the entrance.

Additional topics and comments: Concerns were discussed regarding paint and stain colors for houses and decks and the parking of trailers in front of homes. J.D. Thompson will include reminders in the April newsletter pertaining to these issues and the covenants that address them.

Julie Koehn made a motion to adjourn the meeting. Judy Lawson seconded the motion. Motion passed. The meeting adjourned at 8:15 P.M.