

Approved 04-15-2024 Board Meeting

Hickory Creek HOA Quarterly Meeting

January 22, 2024

Board Members Attending: Scott Stremel - President, Carole Kindt- Vice President, Claudia Roe - Treasurer, Mark Beyer – Secretary, and Chris Short - Grounds Control.

Scott Stremel called the meeting to order at approximately 7:05 PM.

Approval of Minutes: The minutes from the previous meeting held on October 16, 2023 were reviewed. Motion to accept the minutes was moved and seconded by Carole Kindt and Claudia Roe respectively. The minutes were approved unanimously.

Treasures Report – Claudia Roe

- Financial update as of the end of the year was reviewed. The HOA's financial standing is strong, with a positive balance and no significant anticipated expenses.
- The HOA is ahead by \$10,000 over the projected budget. Contributing factors include advance payments by some homeowners, a property sale, and lower than expected grounds maintenance costs.
- The checking account balance at the end of the year stood at \$24,000, with an additional \$39,000 in the money market account. A total cash standing of \$78,000 was reported, with a note payable balance of \$63,000 due in September 2026.
- A decision to transfer \$20,000 to the money market account for higher interest gains was discussed.
- The board will consider proposals for early payoff of the note payable in future meetings. The current interest rate on the note is low, suggesting a preference to maintain the loan as is for now.

Pool Report – Carole Kindt

- The recent repair of a corner in the pool area was acknowledged and the likelihood of postponing the installation of a new pool liner to the following year discussed.
- The current contract with Aquasizers, set to expire in the summer of 2024, was reviewed.
- The need for vendors to have insurance was emphasized, with smaller contractors often lacking this requirement.

Club House Report

- Rhonda Fullerton, who was absent, had gathered bids for painting services.

Old Business:

- Tree maintenance - Plan to organize a group of homeowners particularly at the front entrance and near the clubhouse to undertake this task before April, avoiding the need to hire external services.
- Homeowner Dues Follow-up - It was agreed to delay sending reminders to the four homeowners who are behind on their dues until February or March, attributing the delay to possible oversights.

- Pool gate maintenance - The need for new closures on the pool gates was discussed, as the current ones are malfunctioning. The board decided to contact American Fence or another suitable contractor to repair or replace the gate closures.
- Grounds Maintenance Contract - A new proposal from Suburban SLM for mowing and maintenance of the Commons areas was discussed. The bid from SLM is essentially identical to the previous year's, with no changes in pricing. There was a discussion about seeking additional bids. The decision was to defer for this year. It was decided to leave snow removal out of the budget, in line with previous discussions. Suburban SLM's additional service of providing advertising for the HOA was noted and appreciated.
- Covenant Updates - The board discussed the recent vote on changing covenants. It was concluded that no changes would be made to the covenants based on the vote results.

New Business:

- Interior Painting - Decision-making on paint color and preference between two bids was opened for discussion. The preference was shown for Sherwin-Williams Super Paint, known for its durability. A proposal to authorize Scott Brown to use Sherwin-Williams Super Paint, provided the cost does not significantly exceed the original quote, was discussed. A threshold of a \$200 increase over the original quote was suggested. Claudia made a motion to approve Scott Brown's quote with the possibility of using Sherwin-Williams Super Paint. The motion also included approval for additional renovations, such as updating the sink and adding a tile backsplash. Mark seconded the motion. The motion passed unanimously. It was agreed to allocate a budget of up to \$3500 for the painting project, with a leeway of \$300 for unexpected cost increases.
- Fountain Maintenance - Rick reported that the fountain at the front entrance is in good condition, with minimal work expected this year. A potential issue with water trapped between the fountain's bladder was identified, with plans to address it in the spring.
- Landscaping and Tree Maintenance - Discussion on the removal of two dying maple trees, and bushes from the front island area. A bid of approximately \$1,900 was received for the removal of the trees and bushes, including hauling away the debris. The challenge of replanting large trees in that area was noted, with consideration given to alternative landscaping options. Suggestions included adding annuals and large rocks for aesthetic appeal. The possibility of water availability in the island was noted, which would be beneficial for new plantings. The board considered seeking additional quotes for tree and bush removal, as well as for replanting the island.
- Shed Compliance and Enforcement - After a recent vote, it was noted that two sheds in the community do not meet the required standards. Letters were sent to the owners of these sheds, giving them 90 days to remove the sheds or face fines.
- Board Membership and Responsibilities - Carole announced her intention to leave the board, expressing a desire for new members to take on responsibilities, particularly related to pool maintenance.
- Community News - The board acknowledged the passing of long-time community resident of Kathleen Roberts, known for her regular walks in the community.

A motion to adjourn the meeting was made and seconded by Carole and Chris, respectively. The next HOA meeting was scheduled for April 15th.