

(Draft Copy - Not approved)

## Hickory Creek HOA Quarterly Meeting Oct. 19, 2020

**Board Members Attending:** J.D. Thompson-President, Carole Kindt-Vice President, Claudia Roe-Treasurer, 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 and August 6, 2020 meeting:** Carole Kindt moved to approve the minutes from both meetings. Chris Cordell seconded. Motion passed.

**Treasurer's Report:** Claudia Roe presented the treasurer's report. Income and expenses were presented to date with Hickory Creek Homeowners' Association having a current balance of \$30,845.59.

Quarterly Dues Status: Two homeowners are extremely late on dues. Both properties have liens filed against them. Five homeowners are two quarters late.

Claudia reported the pool closed over budget for the year, due partly to making a loan payment in January from the previous year.

J.D. Thompson reported paying attorney fees in the amount of \$900 to amend the terminology/wording for the wall along 13th Street.

Homeowner Association dues will increase in January 2021 to \$205.

J.D. suggested creating profit and loss statements on a monthly basis as opposed to current quarterly statements. He presented P&L statements with Set-Aside Accounts for the lake, pool and clubhouse to provide finance for ongoing maintenance and repair. Consulting with Claudia Roe, J.D. Thompson is going to explore the cost of a computer program and the necessity/benefits of using a monthly profit and loss report.

### Old Business:

**1. Website update/Directory Update** - J.D. has updated the website and directory.

**2. Little Library-** The estimated cost of installing a Little Library is approximately \$370 plus tax. After discussing the pros and cons of purchasing or constructing, registering or not registering the library and the location of the library, Julie Koehn moved to approve the construction of the Little Library with the possible registration to be determined at a later date. Phil Kline seconded the motion. The motion passed 6-2.

**3. Construction/progress of the wall and lake riprap.** J.D. Thompson reported he is delaying the installation of riprap around the pond until it is dry around the pond. The wall to be installed along 13th street will be delayed until the city completes a retaining wall to prevent erosion first.

**4. Clubhouse projects-** Six projects for improvement are listed for the clubhouse. After discussing the necessity of them, the projects were prioritized as follows: siding repair, repair under the window in basement, electrical, sink/garbage disposal, lights and fan, paint and restore bathrooms. Judy Lawson moved to start with the first two projects listed and tabled the interior projects until a later date. Chris Short seconded. Motion passed.

**5. Concerns from HOA members-**Mr. Pletcher, resident of 1214 N. Hickory Creek Ct., brought to the attention of the Hickory Creek HOA board that the property at 1210 N. Hickory Creek Ct. is currently being used as a rental property. Mr. Pletcher inquired about our policies pertaining to allowing rental properties in Hickory Creek. After discussing the issue and reviewing the covenants, it was decided we need to determine a position for future occupancy of homes in the Hickory Creek neighborhood. J.D. Thompson will contact the occupants to determine the status of the situation and report back to the board, at which time the board will establish a policy we want to initiate going forward.

**New Business:**

**1. New contracts from Suburban Landscaping Management-**J.D. Thompson will contract SLM to salt the entrance of the neighborhood during inclement weather for the winter of 2020-21. J.D. was not sure if the same contract as previous years was needed due to the new grade of the entrance. J.D. will reevaluate the need for the contract after construction is complete. Claudia Roe moved to approve the one year contract. Carole Kindt seconded. Motion passed.

**2. Clubhouse carpet and tile-** Andrea Rottinghaus would like to have the carpets and bathroom floor cleaned. The board members concluded that Andrea can determine the scheduling of cleaning without board approval.

**3. Memorial Bench-** Mike and Chris Darrah would like to install a memorial bench in memory of their daughter. Julie Koehn moved to approve the installation of a bench that coordinates with the existing benches around the pond. Phil Kline seconded. Motion passed.

**4. Progress on 13th Street-** J.D. reported that the city of Wichita plans to plant grass between the side walk and street only. The areas between homeowners property and sidewalk would be left bare. Larry Hacker, owner of Kansas Paving plans to contact City Commissioner Bryan Frye to inquire about grass being installed from the homeowner's properties to the street. Chris Short also plans to check into the matter.

Claudia Roe moved the meeting adjourn. Julie Koehn seconded the motion. Motion passed. The meeting adjourned at 9:40 P.M.