

(Approved at the 10-19-2020 open HOA board meeting)

Hickory Creek HOA Quarterly Meeting

July 20, 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, Andrea Rottinghaus-Clubhouse Coordinator.

Approval of Minutes from April 20, 2019 meeting:

Andrea Rottinghaus moved to approve the minutes. Carole Kindt seconded. Motion passed.

Treasurer's Report: Claudia presented the treasurer's report. Income and expenses were presented to date. Claudia reported the roof on the clubhouse was replaced during the second quarter and the expense was covered by insurance company.

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

Hickory Creek Homeowners' Association has a current cash balance of \$29,966.31. Andrea Rottinghaus moved to approve the treasurer's report. Julie Koehn seconded. Motion passed.

Old Business:

- A.** J.D. Thompson reported all directories were delivered. Several people have contacted J.D. with corrections. J.D. has made corrections to the directory on the website and those changes will be reflected in the paper copies in the July 2021 directory.
- B.** J.D. Thompson reported 2019 Taxes and related forms have been completed and filed.
- C.** The vacant home in Hickory Creek has had mosquito pucks placed in the backyard by the City of Wichita. Shawn Heckworth with the City of Wichita has informed us this homeowner has been served papers and Mr. Heckworth is working on setting a court date to rectify this issue.
- D.** Little Library-Rhonda Fullerton has requested that Hickory Creek establish a Little Library in the neighborhood. J.D. Thompson will contact Rhonda to present her proposal at the October meeting.
- E.** J.D. Thompson presented Phil Kline with a plaque and expressed the community's appreciation for his years of service as President of the Hickory Creek Homeowners' Association.

New Business:

- A.** The Pump/Controller at the waterfall has gone out and needs servicing. Kim Potter with Suburban Landscaping estimated a cost between \$2800 to \$3000 to repair the issue. J.D. Thompson has currently turned off water to the pond due to construction. After discussing possible options, J.D. suggested replacing control boxes at the waterfall and the clubhouse that are compatible with each other and can be changed with codes by a board member as opposed to paying for a service call each time a change is needed.

- B.** J.D. Thompson has signed a two year contract with All Star Pest Control for \$53.75 per quarter for the clubhouse. The company sprays and inspects the inside and outside of the clubhouse each quarter.
- C.** Barking dog complaints -The Hickory Creek Homeowners Association has no authority over a resident's barking dogs. J.D. will send a friendly reminder making the resident aware of the problem and request courtesy toward neighbors.
- D.** Wall and Renovation plan - J.D. Thompson presented a list of projects suggested for improvements in Hickory Creek. The list of improvements will be completed in 2020 and 2021. The list includes:
 - 1. Payoff of our pool loan.
 - 2. Establish a solid barricade along 13th Street. The east end is using the current outside column and would not restrict viewing the waterfall. The new wall would be poured between our current outside columns and extend to the western end of the property. All the area around the waterfall and back to the barrier would be in fescue and with a sprinkler system. From that point west the area would be buffalo grass.
 - 3. New riprap around the lake. Our bid is for 4" x 6" rock around the lake and installs 2 layers of concrete bags along the sidewalk at the bridge to help with the erosion and 9" x 12" riprap at the bridgehead.
 - 4. There would be several improvements to the clubhouse.
 - a. A larger sink upstairs with a garbage disposal.
 - b. Adding another outlet to the bar area to stop the triggering of the breaker.
 - c. Adding an outlet on the landing level. Clubhouse users clean before they leave, but to vacuum the landing you must bring an extension cord even if using our sweepers.
 - d. New lights and fans upstairs with remotes on the wall. No more standing on stairs or tables to pull chains.
 - e. New lighting in both restrooms with a motion sensor on the coded entry door and in the pool area.
 - 5. There are several repairs included in this project.
 - a. We have siding and fascia repairs that need to be made before water begins entering our building.
 - b. We have an area under the glass windows in the basement that needs to be repaired. This was caused by the flooding.
 - c. This includes painting and upgrading both restrooms.
 - 6. After we started this proposal, I have been contacted by several homeowners about the number of people coming into Hickory Creek from the west. I appreciate their suggestion that we put signage at that location and it is included in this budget.

Julie Koehn then presented the options for the barrier. She explained benefits and deficits of each plan. Discussions included cost of installation, cost of maintenance, safety and security of a living fence or a solid barrier. Carole Kindt moved to open discussion to the public. Julie Koehn seconded. Motion passed. Questions were taken from homeowners present at the clubhouse and homeowners attending via Zoom. Julie Koehn moved to close public discussion. Chris Short seconded. Motion passed.

Chris Cordell moved that:

- The board pursue financing for \$130,000 for the purpose of paying off the current pool loan (\$24,500) and for contracting
 - The removal of all trees and stumps in the fencing easement along 13th Street.
 - The removal of the existing southern 24 concrete columns.

- The erection of approx. 1020 LF of 6' tall concrete screen wall using existing northern concrete columns.
- And the placing of Riprap along the lake shoreline and concrete bags along sidewalk at bridge.
- The projects proceed if costs and six-year financing result in less than or equal to \$45 per quarter increase in dues over the \$160 base dues. (\$205 per quarter final)
- Dues be increased to \$205 per quarter starting with January 2021 dues.

Chris Short seconded. Motion passed 8-1.

The question was asked about paying quarterly dues electronically. The Hickory Creek Homeowners' Association does not have plans for quarterly payments made via an app such as Venmo. Homeowners have the option to establish an automatic payment schedule through their bank.

Judy Lawson made a motion to adjourn the meeting. Julie Koehn seconded the motion. Motion passed. The meeting was adjourned at 9:05 P.M.