

## Approved at the January 22, 2024 Quarterly Meeting

### Hickory Creek HOA Quarterly Meeting

October 16, 2023

**Board Members Attending:** Scott Stremel - President, Claudia Roe - Treasurer, Mark Beyer – Secretary, Chris Cordell - Design Control, Chris Short - Grounds Control, and Ronda Fullerton – Clubhouse Coordinator.

Scott Stremel called the meeting to order at approximately 7:10 PM.

**Approval of Minutes:** The minutes from the July 17<sup>th</sup> meeting were not printed but reviewed prior to the meeting. Motion to approve minutes by Chris Cornell, seconded by Chris Short. Approved.

#### **Treasures Report - Claudia Roe**

- Three homeowners are two quarters behind in payments. Three additional homeowners are more than two quarters behind. Total dues owed approximately \$2,700.
- Letters will be sent out to remind those who are behind.
- Two houses closed in Q3, adding initiation money.
- Payment to SLM for the directory is \$550. Finished paying SLM for the year (10-month contract).
- Pool closure costs slightly exceeded expectations.
- Upcoming expenses include \$10,000 for trash and two \$2,000 loan payments.
- Checks for the fourth quarter are still coming in.
- Budget discussion for painting postponed to January.

#### **Clubhouse Report and Pool Update – Rhonda Fullerton**

- New signs around pool and lake area are effective; no reported issues.

#### **Design Control – Chris Cordell**

- Pat Johnson wants to put in a retaining wall and fence affecting drainage between properties. General consensus is to deny request if drainage plan violation.

#### **Old Business:**

- Update on the approved island for plant placement by Marian Whitesides; plants have been put in.
- Rick McMillan reports an issue with the waterfall liner, requiring possible draining and repair this winter.
- Discussion of avoiding higher costs by handling some repairs internally.
- Plans to further investigate and report on the waterfall issue by January.

**New Business:**

- A bid received from Suburban to trim trees, costing \$1,410. Proposal to handle tree trimming with volunteers to save costs. Intent to preserve newly painted areas from tree damage.
- Landscape and Grounds Maintenance - Maple trees at the front island are in bad shape and may need removal. Consideration of design alternatives, potentially working around existing stumps. Discussion about replanting trees, installing other types of vegetation, and possibility of irrigation.
- Security and Facilities - Carol has obtained two bids for changing the pool gate at about \$3,500 each. The new system would require Wi-Fi and allow for individual house codes. Possibility of blocking specific codes for enhanced security discussed. Proposal to install Wi-Fi at the clubhouse for about \$3,500. Will discuss further in January meeting.
- Grounds Maintenance and Contracts - Discussion on the need to possibly rebid contracts for grounds maintenance to maintain service quality.
- Clubhouse Upgrades - Plans to paint the inside of the clubhouse. Received a bid of \$3,800 for painting, including wall prep. Also considering updating countertops; will get a bid for that as well. Decision to vote on these matters in the January meeting.
- Future Meeting Dates - Next meeting scheduled for January 22nd, moved due to Martin Luther King Day. Other dates for 2023: April 15, July 15, and October 21. No reservations for 2024 will be taken until January 1st.
- Community Shed Vote - 96 votes in favor of allowing sheds, 58 against. Results 62% in favor, short of the required 66.6% to allow. Based on the vote, letters will be sent to homeowners with sheds, instructing them to remove the structures. A certain timeframe will be provided for this task. The board will need to verify the removal of the sheds. Discussion on how long to give homeowners to comply with shed removal. Suggested timeframes were 30 and 60 days, with the possibility of fines after 60 days.
- Other Compliance Issues - A motion was made and seconded to send a certified letter to Mr. Eck regarding compliance with HOA covenants. The letter will stipulate a 15-day deadline from receipt for either compliance or for arranging a compliance plan.

A motion was made and seconded to adjourn the HOA board meeting, and the meeting was officially closed with thanks to all attendees. The next board meeting will be held January 29<sup>th</sup>.