

(Approved at the 04-18-2022 HOA Meeting)

Hickory Creek HOA Quarterly Meeting January 24, 2022

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

J.D. Thompson called the meeting to order at 7:00 P.M. The meeting was also available to homeowners via Zoom.

Approval of Minutes from October 18, 2021 Meeting: Rhonda Fullerton made a motion to approve the minutes. Phil Kline seconded. Motion passed.

Treasurer's Report: Claudia reported eight houses sold in 2021, generating \$2400 in initiation fees. Expenses for 2021 included rewiring the island at the entrance, removing dead trees around the pond, repairs to the sprinkler system after construction of the wall and repairs to the bathroom in the clubhouse. We closed out the year with a cash balance of \$21,436.98 after expenses. One homeowner is three quarters behind on dues. Three homeowners are two quarters behind in dues. J.D. Thompson made the motion to accept the treasurer's report. Phil Kline seconded. Motion passed.

Old Business:

- 1. Water repairs-** J.D. Thompson reported that repairs were made to the fountain at the pond and well repair at the entrance waterfall.
- 2. Vacant home-** J.D. Thompson reported that if the debt is not paid by Feb. 25th, Hickory Creek Homeowners Association plans to proceed with a lawsuit as recommended by attorney Mark Kiefer.
- 3. Clubhouse deck-** Rhonda Fullerton will get updated quotes and email those to board members. A vote will be conducted via email to approve and allow construction to be completed within the established

timeline.

4. SLM contract-After reviewing the Suburban Landscaping Management service proposal, Phil Kline made a motion to accept the contract. Carole Kindt seconded. Motion passed.

5. Reservation rules for the pool- The policy for reserving the pool has been added to the Hickory Creek Homeowners Association website. The pool will be open from May 28, 2022 to approximately the 10th or 17th of September, 2022.

6. Sheds- Currently, sheds are not approved for Hickory Creek residents. It was discussed and decided to put the item of sheds on the agenda for the April meeting to determine if there is interest from the residence to establish covenants for construction.

7. Trash Containers- Establishing guidelines pertaining to the storage of trash containers will be determined at the April meeting.

New Business:

1. Street parking in Hickory Creek neighborhood: J.D. Thompson will notify Hickory Creek residents to be mindful of parking vehicles on the streets in the neighborhood, making it safe for school busses to navigate the neighborhood.

2. Lighting in the Clubhouse: Rhonda Fullerton reported on repairs and updates needed to light fixtures and ceiling fans in the clubhouse. J.D. Thompson made the motion to allow Rhonda Fullerton to make needed repairs not to exceed one thousand dollars. Julie Koehn seconded. Motion passed.

3. Swimming pool contract-Carole presented one year and three year contracts offered by Auqasizers Pool Co. It was decided to accept the three year contract without the option of the “winter watch” service. J.D. Thompson made the motion to accept the contract. Judy Lawson seconded. Motion passed.

Phil Kline made the motion to adjourn the meeting. Judy Lawson seconded. Motion passed. The meeting adjourned at 8:30 P.M.