

Hickory Creek HOA Quarterly Meeting

Date: 10-18-2021

Board Members Attending: J.D. Thompson-President, Claudia Roe-Treasurer, Judy Lawson-Secretary, Chris Cordell-Design Control, Chris Short- Grounds Control, Mark Beyer-At Large, Rhonda Fullerton-Clubhouse Coordinator, Julie Koehn-Design Control

J.D. Thompson called the meeting to order at 7:00 P.M. The meeting was also available to homeowners via Zoom. J.D. thanked the board members and HOA members for their time and commitment to completing several projects in the neighborhood.

Approval of Minutes from July 19, 2021 Meeting: Claudia Roe made a motion to approve the minutes. Rhonda Fullerton seconded. Motion passed.

Treasurer's Report: Two homeowners paid initiation fees this quarter. A transfer from the Money Market in the amount of \$70,620 was transferred to pay for the construction of the wall along 13th Street. Expenses of \$3,676.69 were incurred for bathroom remodel in the clubhouse and payment of roofing repair that was completed last January. An amount of \$3653.05 was spent on the waterfall to locate and repair a break in the electrical line to the waterfall. Claudia noted we haven't been invoiced for the closing of the pool and that will be reflected in the next quarter. We concluded the third quarter with a deficit of \$1,005.18. Six homeowners are two quarters behind in dues.

Old Business:

- 1. Seeders, Inc.-** Seeders, Inc. will be laying sod and fescue seed at the entrance and along the wall starting next week. They are charging \$950 to complete the work.
- 2. Lights at the waterfall-** All lights are currently working at the waterfall.
- 3. Security at Clubhouse and pool area-** Mark Beyer will report next quarter.
- 4. Eck home-**Mark Beyer made a motion to take legal action as recommended by Mark Kiefer, Attorney at Law. Chris Short seconded. Motion passed.
- 5. Reservation rules for the pool-** The pool will be open from May 28, 2022 to approximately the 10th or 17th of September, 2022. Beginning January 1, 2022, residents may reserve the pool/clubhouse one time per calendar year. Dates that are vacant may be reserved by a homeowner that has already use their one time reservation. That reservation may be made thirty days in advance of the desired date. J.D. Thompson made a motion to accept the new reservation rules. Claudia Roe seconded. Motion passed.
- 6. Clubhouse Deck Quotes-** Rhonda Fullerton reported replacing the clubhouse deck would cost approximately \$10,000. J.D. Thompson requested a third quote and more details from the two companies Rhonda contacted. A special meeting is planned for November to discuss quotes and determine the time frame for this project.

New Business:

- 1. Barking Dog:** J.D. presented copies of letters from homeowners complaining about barking dogs. The Hickory Creek Homeowners Association has no authority in this matter. J.D. will contact those individuals involved to discussed the proper channels they may navigate to resolve this matter.
- 2. Pond concerns:** It was brought to J.D.'s attention that nonresidential people are using the pond and sidewalks in the neighborhood for their personal use. The board plans to proceed with installing signage that states the pond and sidewalks are for Hickory Creek residents only.

3. Trash Cans—Currently it is suggested to keep trash containers out of sight. Specific guidelines have not been established. It was determined that a revision to the covenants is needed to establish and enforce rules to address this issue.

4. Sheds—Inquiries and requests from homeowners have been made in regards to the installation of sheds. Prefab sheds are not allowed. Currently, any plans to erect a shed have to be approved by the design committee. It was discussed and decided to research and establish covenants to address this issue.

5. Suburban Landscape Management— Hickory Creek Homeowners Association spent \$17,000 this past year for lawn services. A fifteen percent increase is expected next year due to additional lawn services along the wall on 13th Street. J.D. Thompson will gather plans for landscape design and replanting the island at the entrance to Hickory Creek.

6. 2022 meetings: The next quarterly meeting is scheduled for January 17, 2022, which is Martin Luther King Day. Mark Beyer made a motion to move the meeting to January 24, 2022. Julie Koehn seconded. Motion passed. The quarterly meetings for 2022 are Jan. 24, April 18, July 18, and Oct. 17.

7. Completion of road project— Mark Beyer suggested a formal meeting with Kyle Kearns, Wichita City Engineer to discuss the completion of the project and financial responsibilities of parties involved. J.D. is going to request and schedule it.

Rhonda Fullerton made a motion to adjourn the meeting. Chris Short seconded the motion. Motion passed. The meeting adjourned at 9:00 P.M.