

Approved at the 4-17-2023 HOA meeting

Hickory Creek HOA Quarterly Meeting

January 23, 2023

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, Mark Beyer-At Large.

J.D. Thompson called the meeting to order at 7:00 P.M.

Approval of Minutes from October 17, 2022 Meeting: Julie Koehn made a motion to approve the minutes. Chris Cordell seconded. Motion passed.

Treasurer's Report: Claudia reported a cash balance of \$34,372.32, money market balance of \$23,856.69 and set aside balance of \$10,000 for a total of \$68,229.01. Loan balance is \$85,131.20.

J.D. Thompson will notify four homeowners that are behind on dues payments. Homeowners will be given 30 days to rectify the situation.

Old Business:

1. Suburban Landscaping Contract- J.D. Thompson plans to renew the annual lawn care contract with Suburban Landscaping for 2023.

2. Report on 13th Street- J.D. Thompson reported the City of Wichita investigated the drainage problem at the entrance to Hickory Creek. It was determined the Hickory Creek HOA's responsibility to repair the drain. Work has been completed. The dead trees were not marked by the City of Wichita for removal before winter. Removal of dead trees will be scheduled this summer when they can be identified.

3. Clubhouse Heating and Cooling- Rhonda Fullerton scheduled Fahnstock Heating and Air to repair the furnace in the clubhouse. Replacement of heating and air system system was discussed. It was decided to get quotes. J.D. Thompson plans to get three quotes and will call a special meeting to approve replacement if needed to take advantage of off season specials.

4. Clubhouse outside repairs- Due to Rhonda Fullerton's absence, Clubhouse repairs will be discussed after a decision is made pertaining to the heating and air system.

5. Report from Shed Committee- Chris Cordell reported the current covenants do not address sheds. The committee has met and discussed possible parameters for constructed sheds including construction design, approved building materials and placement of a shed on the homeowner's property. Chris Cordell plans to present at

the next HOA meeting. A voting process will be determined and scheduled. If approved, Hickory Creek Homeowners Association covenants will be amended to include shed construction.

6. Current properties with sheds- It was determined to defer decision of removal of current sheds on properties in Hickory Creek until a vote to accept or reject sheds on properties has been decided.

New Business:

1. Zoning Report: Andy Merchant and Carole Kindt presented information in regards to the development of land on the northeast corner of 135th St. W. And W. Central. Carole reported she has received 75 protest petitions against the development and construction of multifamily units from Hickory Creek Home Owners. Three hundred fifty-one protest petitions were filed from Hickory Creek Home Owners and surrounding Neighborhood Home Owners Associations that will be effected by this development. Hickory Creek along with neighboring Home Owners Associations would like to see development compatible with the neighborhood. This matter is on the agenda of the Sedgwick County Commission Meeting, February 15th at 9:00 A.M.

Carole Kindt made a motion to adjourn the meeting. Julie Koehn seconded. Motion passed. Meeting adjourned at 8:35 P.M.

The next Hickory Creek Homeowners Association meeting will be on Apr. 17, 2023 at 7:00 P.M.