

Approved at the July 17th HOA meeting
Hickory Creek HOA Quarterly Meeting

April 17, 2023

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

J.D. Thompson called the meeting to order at 7:00 P.M. J.D. asked for a moment to remember Mr. Dan Roll, who passed away April 14, 2023. Mr. Roll had devoted hours of volunteering over the years to various projects in the Hickory Creek neighborhood and will be missed.

Approval of Minutes from January 23 and March 23, 2023 Meeting: One change was made to the March 23, 2023 meeting minutes. In the matter of updates to the clubhouse, the wording was changed from upgrading the garbage disposal to installing a garbage disposal. Rhonda Fullerton made a motion to approve the minutes. Chris Short seconded. Motion passed.

Treasurer's Report: Claudia reported a cash balance of \$53,410.19, money market balance of \$18,917.37 and set aside balance of \$15,000 for a total of \$87,327.66. Loan balance is \$85,131.20. Judy Lawson made a motion to accept the treasurer's report. Mark Beyer seconded. Motion passed.

Nominations for 2023-2024 Hickory Creek Board: Four positions were vacated by J.D. Thompson, Judy Lawson, Julie Koehn and Phil Kline. Jason Fortin and Scott Stremel will join the board.

Old Business:

1. Taxes, loan audit and debit cards- J.D. Thompson reported the taxes have been filed, the loan audit has been completed and his debit card is to be shredded. Claudia Roe, Treasurer will be responsible for shredding the card.

2. Repairs- Three items of repair were presented by Rhonda Fullerton. Adding rock to the waterfall at the entrance, repair of the central air condenser at the clubhouse and painting of the exterior of the clubhouse were discussed and prioritized. Chris Cordell made a motion to accept the Integrity quote with a 15% contingency without board approval to paint the exterior of the clubhouse. Mark Beyer seconded. Motion passed. Chris Cordell made a motion to accept the Fahnstock quote to repair the clubhouse central air condenser. Mark Beyer seconded. Motion passed. Rhonda Fullerton made a motion to approve \$400 to install rock at the waterfall to improve drainage. Chris Short seconded. Motion passed.

3. Report from Shed Committee- Chris Cordell reported the shed committee has finalized their parameters pertaining to the construction and placement of sheds on homeowners properties. A final copy has been sent to the attorney. Chris has not heard back from him. J.D. Thompson plans to contact the attorney to finalize details. The board plans to mail the ballot to homeowners for a vote, helping to rectify this issue and the removal of current sheds that out of compliance in a timely manner.

New Business:

1. Damage to Swimming pool fence: J.D. Thompson ask that homeowners report damage to him as soon as possible so that repairs can be made and security cameras checked.

2. Changes in HOA directories: Claudia Roe reported on the annual cost of HOA directories. The directory is available on the Hickory Creek Homeowners Association website. After possible alternatives to help cut cost, Claudia made a motion to provide the directory online only with a printed copy presented to new homeowners when they move into the community. Rhonda Fullerton seconded. Motion passed.

Meeting adjourned at 8:30 P.M.

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