

Approved at the 7-18-22 HOA Quarterly Meeting

Hickory Creek HOA Quarterly Meeting April 18, 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

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

Approval of Minutes from January 24, 2022 Meeting: Chris Cordell made a motion to approve the minutes. Claudia Roe seconded. Motion passed.

Treasurer's Report: Claudia reported two homeowner are two quarters behind on dues. Legal action has been initiated against the homeowner of the vacant home in Hickory Creek. Clubhouse improvements were completed under budget. Payments were made in the amounts of \$3900 and \$7600 to Saving Grace for the construction of the new deck on the club house. Carole Kindt made the motion to accept the treasurer's report. Julie Koehn seconded. Motion passed.

Election of Board Members: Ron Porter made the motion that all current members of the board keep their positions for the next year. J.D. Thompson seconded the motion. Motion passed.

Old Business:

1. Lighting in the Clubhouse- Rhonda Fullerton reported that all scheduled updates have been completed with the exception of one light downstairs.

2. Clubhouse deck- Rhonda Fullerton reported all work on the new deck of the club house has been completed. \$11,581 was spent on the project, exceeding the bid of \$9,827 due to improved changes made to

the railing of the deck.

3. Vacant home- Attorney Mark Kiefer is handling the legal process against Mr. Eck and has proceeded with legal action. Mr. Eck was served a summons on March 30th. He has until April 21st to reply at which time Attorney Mark Kiefer will proceed with the legal process. The City of Wichita has shut off water to the home.

4. Sheds- J.D. Thompson reported that he sent out an email to Hickory Creek Homeowners pertaining to allowing sheds in the Hickory Creek neighborhood. J.D. reported the majority of responses were against allowing sheds on homeowners properties. Mark Beyer suggested identifying homeowners that currently have sheds on their properties and working with them to establish a reasonable timeline to become compliant with the Hickory Creek covenants. J.D. Thompson will draft a letter to be sent to Hickory Creek Homeowners pertaining to complying with the covenants and will include guidelines for trash container consideration.

New Business:

1. Waterfall area-J.D. Thompson reported on several issues with the waterfall area not being put back together correctly upon completed construction of the neighborhood entrance at 13th Street by the City of Wichita. J.D. has made a list of repairs and the cost the Homeowners Association have incurred and plans to reconcile this issue with the City of Wichita.

2. Handrail installation at the Clubhouse: J.D. Thompson reported that Landwehr MetalWorks has submitted a bid of \$1850 to install handrails in front of the clubhouse from the parking lot to the front entrance. After a short discussion Julie Koehn made a motion to approve the installation of the handrail. Claudia Roe seconded. Motion passed with nine members voting to approve and one member voting to oppose the installation.

3. Patio Furniture Repair: Rhonda Fullerton reported the patio furniture is rusted and had stained the old deck and is staining the concrete on the lower level. She has installed protective pads on the legs of the furniture on the new deck to prevent any staining. Rhonda

asked for volunteers and equipment to wire brush and repaint the current furniture due to the good condition of it.

4. Concerns of the Board: Chris Short stated the importance of following up with the City of Wichita concerning the list of repairs the Hickory Creek Homeowners Association has incurred at the entrance of the neighborhood due to the lack of completion on the City's part.

Claudia Roe reported changes to the Quick Books Program and the addition of a monthly fee. Mark Beyer and Claudia Roe will look into options for the future use of the best program to fit our needs.

Judy Lawson made the motion to adjourn the meeting. Chris Cordell seconded. Motion passed. The meeting adjourned at 8:10 P.M.