

Approved at the 10-17-22 HOA Meeting
Hickory Creek HOA Quarterly Meeting
July 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 April 18, 2022 Meeting: Rhonda Fullerton made a motion to approve the minutes. Phil Kline seconded. Motion passed.

Treasurer's Report: Claudia reported one homeowner is three quarters behind and five homeowners are two quarters behind on dues. Two houses were sold and closed during the second quarter. Claudia reported a cash balance of \$34,263.50, money market balance of \$23,794.46 and set aside balance of \$10,000 for a total of \$68,057.96. Rhonda Fullerton made the motion to accept the treasurer's report. Julie Koehn seconded. Motion passed.

Old Business:

1. Waterfall- J.D. Thompson reported that Scenic Landscape has cleaned the waterfall and Hickory Creek resident Rick McMillan had contributed significant hours with the upkeep of the waterfall.

2. Island Repair- J.D. Thompson organized the repair of the island at the front entrance. Several volunteers showed up and the work was quickly completed.

3. Handrail at Clubhouse- The design for the handrail at the clubhouse was upgraded to one continuous piece on the stairs from the clubhouse to the parking lot, providing safety for residents and guests when entering and leaving the premises. Landwehr MetalWorks has completed the project.

4. Sheds- It was brought to the attention of the board that a resident requested the use of a shed structure as a playhouse. As per the covenants, the board determined that sheds are not allowed for any purpose. Residents currently have until October 1, 2022 to remove sheds from their property.

5. Lights- J.D. Thompson will follow up on bids to replace the lights on the exterior of the clubhouse. This matter will be contracted due to safety issues with the replacement of them.

New Business:

1. Reconciliation of 13th Street project-Concerns pertaining to unfinished matters after the construction of 13th street were discussed. Mark Beyer suggested compiling a list with photographic details to resolve the issues. Carol Kindt will compile the list. Chris Short will schedule a meeting with City of Wichita projects manager and Council representative Bryan Frye to resolve the issues and determine the party responsible for funding the completion of the item listed. An itemized list of projects already completed by Hickory Creek Homeowners Association will be presented.

2. Banners- J.D. Thompson will contact David Alms to locate banners that have been used in the past to announce meetings. Placement of banners will be determined at a later date.

3. Security System- It was discussed to install security cameras to minimize vandalism at the clubhouse and pool. J.D. Thompson will research our options to resolve the problem. J.D. Thompson also plans to install shelving in the storage room at the clubhouse.

4. Clubhouse: outside maintenance and repair- Rhonda Fullerton reported on the condition of the original air-conditioning unit at the clubhouse and the rotting siding. Replacing the unit should be considered in the near future. Rhonda will collect bids for replacing the siding.

5. Concerns of the Board: Mark Beyer reported that Liberty Park's lawn clippings are being deposited in an area that allows the creek to transport them to our pond during heavy rains, creating an algae problem. Chris Cordell will follow up with Liberty Creek to resolve this problem.

Judy Lawson will post meeting minutes on the Hickory Creek Homeowners Association website. Date of next meeting will be included in minutes.

Carole Kindt made a motion to adjourn the meeting. Chris Short seconded. Meeting adjourned at 8:10 P.M. The next Hickory Creek Homeowners Association meeting will be on October 17, 2022 at 7:00 P.M.