

Approved at the 1-23-23 HOA meeting

Hickory Creek HOA Quarterly Meeting

October 17, 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, Phil Kline-Grounds Control, Rhonda Fullerton-Clubhouse Coordinator

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

Approval of Minutes from July 18, 2022 Meeting, July 27, 2022 meeting and August 15, 2022 Meeting: Claudia Roe made a motion to approve the minutes for all three meetings. Rhonda Fullerton seconded. Motion passed.

Treasurer's Report: Claudia reported a cash balance of \$31,829.69, money market balance of \$23,814.79 and set aside balance of \$10,000 for a total of \$65,644.38. Loan balance is \$90,356.45. Rhonda Fullerton made the motion to accept the treasurer's report. Phil Kline seconded. Motion passed. Starting November 1, 2022, J.D. Thompson will notify homeowners by mailed letter who are three quarters or more behind on dues payments. Homeowners will be given 15 days to rectify the situation. Failure to pay will result in a lien placed against their property.

Old Business:

1. Waterfall- J.D. Thompson reported the City of Wichita sent a crew to investigate the problem of standing water by the waterfall located at the entrance to Hickory Creek neighborhood. It was determined it was the responsibility of the Hickory Creek Homeowners Association to fix. J.D. Thompson estimated the cost of repair to be \$1,300 to \$1,500. Repairs should be completed within a week.

2. Outside Lighting at Clubhouse- J.D. Thompson reported one exterior light is not working. It will be repaired. It was suggested to adjust the angle of the lights on the back of the clubhouse so they do not shine beyond the clubhouse property line.

3. Security System- Security cameras at the clubhouse have been installed. Vandalism to the clubhouse has decreased since the installation. Additional cameras will be installed to monitor the parking lot and the back of the clubhouse.

4. Work Day- J.D. Thompson has planned a neighborhood work day for Saturday, Oct. 22, 2022 at 7:30 A.M. J.D. will notify Hickory Creek Homeowners by email. Plans are to work along 13th Street trimming trees and clearing brush. The parking lot at the clubhouse will have large cracks filled to prevent further decay.

5. Email from Resident- J.D. Thompson received an email from a resident inquiring about renting a dumpster for a neighborhood cleanup. Rhonda Fullerton reported this had been done in the past. She shared this event did not have positive results. Residents from other neighborhoods dumped their waste and overfilled dumpsters, creating a huge problem. Julie Koehn suggested residents could organize a clean up of their own via Hickory Creek Face Book page.

New Business:

1. Clubhouse Heating and Air System: Rhonda Fullerton will get quotes for replacing the heating and air conditioning system as well as repairing the original system at the clubhouse and report at the January meeting.

2. Clubhouse outside repairs and painting: Rhonda Fullerton reported the exterior needs of repair including rotted siding and painting. She will get estimates and report at the January meeting.

3. Sheds: Mindy Kobberman presented results of a survey sent to Hickory Creek residents in regards to the allowance of sheds on properties in the Hickory Creek neighborhood. Chris Cordell explained the requirements need to be established in writing and presented to Hickory Creek homeowners to vote on. To pass, you need a two thirds majority. After an open discussion with input from board members and homeowners, Rhonda Fullerton made a motion to create a committee to make changes to the covenants allowing the construction of sheds and the requirements in regards to the construction of them. Residents will then have the opportunity to approve or reject the change to the bylaws. Claudia Roe seconded the motion. Motion passed.

J.D. Thompson made a motion, setting a deadline of December 31, 2022 to remove current sheds from properties, with a \$25 monthly fine starting Jan. 1, 2023 for those not in compliance. Motion failed with one in favor and 7 votes against.

Julie Koehn made a motion to delay the Oct. 31st, 2022 deadline for the removal of sheds in the Hickory Creek neighborhood until after the April 2023 meeting. Motion passed.

Carole Kindt made a motion to adjourn the meeting. Rhonda Fullerton seconded. Motion passed. Meeting adjourned at 8:30 P.M.

The next Hickory Creek Homeowners Association meeting will be on Jan. 23, 2023 at 7:00 P.M.