

## Not Approved Draft Minutes

### Hickory Creek HOA Quarterly Meeting

April 15, 2024

**Board Members Attending:** Scott Stremel - President, Carole Kindt- Vice President, Claudia Roe - Treasurer, Mark Beyer – Secretary, Chris Cordel and Jason Fortin – Design Control, Chris Short – Grounds Control. Rhonda Fullerton – Club house coordinator was absent.

Scott Stremel called the meeting to order at approximately 7:00 PM.

**Approval of Minutes:** The minutes from January 22nd, 2024, were reviewed. No changes were suggested, leading to unanimous approval.

#### **Treasurer's Report – Claudia Roe**

- Claudia presented a summary of the budget, noting significant changes including a reduction in clubhouse and pool maintenance costs due to previous investments and better vendor deals, respectively.
- A \$5,000 surplus in the special project fund was discussed, with an emphasis on its potential use for unexpected expenses.
- Current loan details were shared, indicating a payoff timeline and an intention to explore better interest rates for savings.
- Claudia highlighted that a few homeowners were behind on their dues, with measures being considered to address this.

#### **Pool Maintenance and Coordination -Carole Kindt**

- The resignation of Carol as pool coordinator was announced, and the board requested volunteers for the role.
- Discussions included changing pool service providers for cost efficiency and service quality improvement, and changes to the pool entry system for better security.

#### **Old Business:**

- Interior Painting of Clubhouse - The board revisited the recent interior painting project completed at the clubhouse. The painting was part of an annual maintenance plan aimed at keeping community facilities in good condition. The board received positive feedback on the enhanced appearance and maintenance of the clubhouse.
- Mowing of Commons and review of bids for the new season -Suburban Landscaping Management was awarded the 2024 contract. The contract covers mowing, fertilizing, and general upkeep of green spaces. The HOA is committed to maintaining high standards in community landscaping and will consider future enhancements or adjustments in future contracts. Several sprinkler heads were replaced throughout the common areas. Overseeing the clubhouse area was discussed as a future need.
- Rick McMillian and Scott Stremel provided an update on the cleanup of the front fountain, specifically the removal of overgrown lilies that had become unsightly and cumbersome to maintain.

Future options include reducing the fountain's water area to make maintenance easier and potentially decrease operational costs. Ideas included restructuring the fountain layout and possibly replanting the surrounding area to enhance aesthetic appeal. The board discussed in more details in new business.

- Sent out letters for sheds that need to be removed per HOA covenants. One homeowner has removed their sheds and one is still being worked.

#### **New Business:**

- Website and Directory Updates - JD provided an update on the website's status and suggested improvements for the online directory. A proposal for a new, cost-effective printed directory was discussed. Cheryl Wellman volunteered to take over the website.
- Board Member and Volunteer Recruitment - The meeting stressed the importance of recruiting new board members and volunteers for various roles, including the vacated pool coordinator position and website management.
- Security and Community Access - Concerns about security around the pool area were addressed, with discussions about upgrading to a key card access system to improve control and reduce unauthorized access.
- Neighborhood Developments - The board expressed concerns about local developments potentially impacting the community. Efforts to communicate with city representatives and other stakeholders were highlighted.
- A vote was approved for overseeding of the lawn areas around the clubhouse, which included contracting Suburban Landscaping Management to perform the work in the fall.
- Front fountain and island - The aesthetics of the community entrance and the maintenance of the fountain were discussed, with proposals for improvements to enhance visibility and safety. The board considered the fountain and islands as key visual elements for residents and visitors entering the community, underscoring the importance of these features in overall community perception.
- The board discussed the presence of motorized vehicles and golf carts in the community, emphasizing the need for adherence to safety rules and regulations.

#### **Next Meeting**

- Due to the president's unavailability, the possibility of moving the next meeting date was discussed, with further details to be communicated.