

Hickory Creek HOA Annual Meeting (DRAFT)

April 20, 2026

Board Members Attending: Scott Stremmel – President, David Jackson – Treasurer, Rhonda Fullerton – Clubhouse Coordinator, Mark Beyer - Secretary, and Del Devore – Design Committee

Absent: Darren Shoemaker and Chris Short

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

Approval of Minutes:

- The minutes from the **January 12, 2026** meeting were reviewed.
- **Correction:** HOA dues reflect 147 homes rather than 148.
- Motion made and passed to approve the January 12, 2026 minutes with correction.

Treasurer's Report – Presented by David Jackson

- Treasurer reviewed current balances in the CD, money market, and checking accounts as of April 15.
- ACH dues payment option has been launched through **Intrust Bank** treasury services; 15 homeowners had enrolled as of the meeting date.
- A monthly dues payment option of **\$70 per month** is now available in addition to quarterly payments.
- Board discussed the administrative benefits of ACH processing, including fewer issues with late, stale, or incorrectly completed checks.
- Treasurer may later propose requiring ACH for new homeowners if participation becomes widespread.
- Loan for prior neighborhood improvements, including the pool wall project, was paid off early, saving approximately **\$150** in interest.
- Treasurer will evaluate higher-yield account options and report recommendations at a future meeting.
- Receivables continue to improve; **two homeowners** remain more than two quarters behind, and no balance exceeds **\$1,000**.

Pool Report

- Pool is expected to open the week before Memorial Day, pending final preparation and inspections.
- The current pool management company will continue for the 2026 season.

- Pool liner will be monitored, but replacement is expected to be deferred unless conditions worsen.
- Board will remind residents not to bring lake-used swimsuits or toys into the pool area to help prevent algae contamination.
- A city inspector access key will be provided for the secured gate.

Clubhouse Report

- Sliding clubhouse doors have become difficult to open and will be scheduled for repair.
- Summer reservations are strong, with approximately half the season already booked.
- Board agreed the clubhouse and pool area will not be rented privately on July 4 and will remain open to the community.

Design Committee Report

- Routine questions were received regarding fencing, paint colors, and patios, with no major issues reported.
- One roof replacement was approved to match the existing color and materials, subject to normal permit requirements.

Old Business

- The 2026 mowing contract approved at the prior meeting is in effect and services have started.
- Tree trimming around the lake and front entrance planting remained under discussion and were carried into new business for action.

New Business

Tree Trimming Around Lake

- Motion made and passed to approve the **\$3,000** proposal to trim low-hanging and dead tree limbs around the lake and clean up larger debris.

Trash Contract (Waste Connections)

- Board reviewed the Waste Connections contract and discussed the updated pricing and renewal structure.
- Motion made and passed to renew service, with annual renewal and 90-day cancellation terms remaining in place.

Front Island Plantings

- Board authorized up to **\$500** for Mary Whiteside to purchase perennial plantings for the front island, with installation targeted before Memorial Day.

Waterfall Repairs and Entrance Appearance

- A failed waterfall pump at the front entrance was replaced for approximately **\$850**, and the feature is operational again.
- Additional entrance beautification work was completed with mulch, and future plantings are planned near the waterfall area.

Board Membership and Communication

- Jeff Johns was introduced and approved to join the board.
- Chris Short notified the board that he is stepping down due to travel and inability to attend meetings regularly.
- Board will continue seeking additional volunteers and alternates for open positions.
- Directory and communication updates were discussed, including correcting trash pickup information, updating the community email list, and continuing to post approved minutes on the HOA website.

Neighborhood Concerns

- Residents raised concerns about branch and yard waste dumping in a drainage area near Alderney, Azure, and Firefly, which may create a flood risk.
- Board will remind homeowners not to dump in that area and may add signage after cleanup.
- Additional concerns were noted regarding winter trash accumulation along 13th Street and possible organic debris entering the lake from adjacent property.

Adjournment:

With no further business, the meeting was adjourned at 7:41 PM.

Next HOA Meeting: July 20, 2026 (Quarterly Meeting)