

Hickory Creek HOA Quarterly Meeting

October 21, 2024

Board Members Attending: Scott Stremel - President, Claudia Roe - Treasurer, Mark Beyer – Secretary, Jason Fortin, Cheryl Wellman – Design Control, Rhonda Fullerton – Club house coordinator.

Chris Short – Grounds Control (notified absence)

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

Approval of Minutes: The minutes from July 8, 2024, were reviewed, and approved with updates to be incorporated.

Treasurer's Report – Claudia Roe

- Financials are under or near budget except for the pool expenses due to new equipment purchases.
- Seven houses sold this year: one more closing at the end of October.
- Upcoming expenditures:
 - One month of lawn care with SLM (~\$2,000).
 - Trash service (~\$7,000).
 - Two loan payments (\$2,000 each).
- Less than half of the fourth-quarter dues have been received.
- Delinquencies:
 - Two homeowners are behind two to three quarters.
 - Four homeowners are behind two quarters.

Pool Report – Scott Stremel

- Positive feedback on the pool's condition and maintenance this year.
- One incident with filters required changes; no major issues anticipated for next year.
- Equipment status: Salt cells and multi-valves are in good condition.
- Plan to revisit last year's contract.

Clubhouse Report – Rhonda Fullerton

- Decrease in clubhouse usage during the winter months.
- Carpets were cleaned in September.
- No significant issues to report.

Design Control Report – Jason Fortin

- Items to be discussed under New Business.

Old Business:

- Pool Gates Replacement - Bids reviewed; decision postponed to January meeting. Scott to check on electric line.
- Tree Removal - Two dead trees on the east end of the lake to be removed by Suburban. Two locust trees and a fallen branch near the bridge also scheduled for removal.
- Fountain Pump - Replacement to be discussed under New Business.
- Pool Access Control - exploring electronic access systems to prevent code sharing. Scott to check on electric line.
- Sprinkler Leaks - One leak fixed; another on the east end pending evaluation.
- Front Island Landscaping - Plans to lower the island and install new planting beds. Workday to be scheduled; JD provided input on potential liability concerns.
- Board Membership - Darren Schumacher was officially added to the board. Motion to approve Darren as Vice President made, seconded, and passed unanimously.
- Shed Compliance - Shed at 12818 Alderney Court removed. All properties now in compliance regarding sheds.

New Business:

- SLM Lawn Care Contract for 2024:
 - Reviewed bid for mowing, fertilizing, and maintenance services.
 - Proposed contract: \$23,254.95 (slight increase due to labor and material costs).
 - Motion to accept the bid made by Ronda F., seconded by Jason F., and passed unanimously.
- Board Membership Changes:
 - Jason F. stepping down from Grounds Committee.
 - Cheryl W. nominated and approved to replace him.
 - Need for additional board members and volunteers discussed.
- Trimlight Installation Request:
 - Approval requested for Trimlight LED accent lights.
 - Discussed potential issues with brightness and neighbor disturbance.
 - Decision: Design Committee to review and approve individual requests.
 - Motion made by Mark B., seconded by Rhonda F., and passed unanimously.
- Pool Maintenance Contract:
 - New bid from The DuBreezy for 2024 season: \$5,220 (includes weekly service, opening, and winterizing).
 - Positive performance noted from the current year.
 - Motion to approve made by Mark B., seconded by Ronda F., and passed unanimously.
- Tree Trimming Around the Lake:
 - Bid of \$3,000 from Suburban to raise tree canopies.
 - Decision postponed to January meeting pending budget review.
- South Side Lake Shoreline Maintenance:
 - Grass dying due to shade; options include riprap installation or planting bushes.
 - Bids:
 - Riprap: \$5,211.30
 - Bushes and landscaping: \$8,218.50
 - Decision postponed to January meeting.
 - Front Fountain Pump Replacement:

- Small pump replacement approved.
 - Rick to handle installation.
 - Motion made by Mark B., seconded by Jason F., and passed unanimously.
- Front Island Workday:
 - Scheduled for November 2nd.
 - Volunteers are needed to lower the island and repurpose materials.
 - Landscaping plans to be developed post-modification.
- Sidewalk Repair:
 - Noted trip hazard near the bridge.
 - Plan to obtain repair bids.
- January Meeting Date Change:
 - Next meeting moved to January 13th due to Martin Luther King Jr. Day.
- Additional Items
 - Fishing Line Hazards (Rick):
 - Concerns about fishing lines entangling fountain anchor points.
 - Proposal to install "No Fishing" signs near anchor points.
 - Agreed to purchase and install signs to prevent future issues.

The meeting was adjourned at 7:53 PM with the next meeting scheduled for January 13, 2025.