

Draft Minutes
Hickory Creek HOA Quarterly Meeting
April 21, 2025

Board Members Attending: Scott Stremel – President; Darren Schumacher – Vice President; Claudia Roe – Treasurer; Rhonda Fullerton – Clubhouse Coordinator; Cheryl Wellman – Design Control; Chris Short – Grounds Control.

Absent: Mark Beyer – Secretary.

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

Approval of Minutes: The minutes from the January 13, 2025 meeting were reviewed and approved.

Treasurer's Report – Claudia Roe

- *2025 Budget:* Claudia presented the proposed 2025 budget, noting minor category adjustments (e.g. moving last year's clubhouse improvement funds into pool improvements, adding funds for grounds maintenance and an \$800 pool maintenance contingency). A **\$1,500** allocation for "special projects" was included to balance the budget. The Board **voted to approve** the 2025 budget as presented.
- *Financial Status:* Account balances remain strong. **Checking** balance is approximately **\$23,000**. **Reserve funds** total around **\$40,000** in money market accounts (including about **\$25,000** set aside as an emergency reserve per CPA recommendation). The HOA also holds a **\$15,000** certificate of deposit at ~5.1% interest (yielding nearly **\$1,000** in interest so far). The remaining **loan balance** is about **\$33,800**, with payoff expected by September 2026.
- *HOA Dues:* Second quarter HOA dues are being collected; **3–4 homeowners** are two or more quarters behind on payments. **All homeowners must have a \$0 balance (no outstanding dues)** in order to receive an active pool access card under the new system.
- *Home Sales:* One home sale closed during Q1 (initiation fee collected), and two homes are under contract in Q2. Advertising income of \$550 (from SLM) was invoiced and is pending receipt.

Pool Report – Darren Schumacher (presented by Scott Stremel)

- The pool is on track to open by the **end of May** for the summer season. A pool maintenance company has been contracted (renewal of The DuBreezy for 2025), and the pool is being readied for opening.
- Off-season maintenance was performed (a pump and other components were replaced last year), so **no major issues** are anticipated for this season.

Clubhouse Report – Rhonda Fullerton

- No significant facility issues to report. Rhonda will schedule a **preventive service for the clubhouse HVAC (air conditioning)** to ensure it runs properly over the summer.
- **Reservations:** The clubhouse rental schedule is filling up for May and June. (Reminder: homeowners must be current on dues to reserve the clubhouse.)

Design Control Report – Cheryl Wellman

- No major design applications or issues were pending this quarter. One homeowner inquiry regarding a pool installation was addressed by the design committee outside of the meeting. (The committee continues to handle routine requests as they arise.)
- *Community Accent Lighting:* Ongoing positive feedback was noted for the Trimlight LED accent lighting (as first discussed last meeting), with broader announcements expected next installation season.

Old Business:

- **Tree Trimming (Lake Perimeter):** The plan to trim trees around the lake (raise canopies) was revisited. A prior bid of ~\$3,000 from SLM remains on file. The Board decided to **postpone extensive tree trimming** until mid-summer or fall 2025. It was noted that some low-hanging branches are causing issues for mowing crews; limited trimming may be done as needed in the interim, with a full review in July's meeting.
- **Lake Shoreline Riprap:** The **riprap installation on the south side of the lake**, which was approved at the January meeting, has been **completed**. The Board is pleased with the results — large protective rocks were placed to stabilize the shoreline. The rock may sit slightly above the sidewalk initially but is expected to settle over time to a level grade. This addition should help prevent erosion and discourage fishing in the fountain area.
- **Sidewalk Repair:** The **raised sidewalk section** near the lake (identified last meeting) has been **repaired and leveled** by a contractor. The trip hazard is resolved, with only some backfill dirt along the edges remaining to be added. The Board will also evaluate another section of the walkway (the path leading down to the lake) for potential repair if needed.
- **Sprinkler System:** The irrigation issue on the south side of the lake has been addressed. The **sprinkler system around the lake is now fully repaired**, with all zones functioning properly, which should improve turf health in that area.
- **Appreciation Gift:** The Board's previously approved appreciation gesture is being finalized. (At the January meeting, a **\$100 gift card** was authorized for a resident who assisted with snow removal and fountain maintenance.) The President will procure and deliver this gift card, and the recipient will also be formally recognized in the upcoming newsletter.

New Business:

- **Pool Gate Access System:** A new **electronic key-card access system** for the pool gate has been installed and is now operational. Homeowners in attendance received their access cards at the meeting. **Pool key-cards are being issued to all members in good standing (dues current)**; any card associated with a delinquent account will be deactivated until dues are paid. The old keypad code will be changed and only used by service personnel going forward. If a homeowner loses their card, a replacement fee of **\$75** will be charged. The system also allows the Board to restrict pool hours (to prevent after-hours access); currently, cards are programmed with a buffer after 10:00 PM (the latest rental end-time) to allow cleanup, but will not allow late-night entry. The Board noted that when homeowners move out, they should **return pool cards** or transfer them to the new owners (the HOA can then reassign the card in the system). This information will be added to the community directory/rules.
- **Front Entrance Island Landscaping:** The Board is organizing a **volunteer work day** to improve the landscaping on the neighborhood's front entrance island. This was discussed previously and will be scheduled now that weather is warmer. Scott will announce a "front island cleanup/landscaping day" and recruit residents to help. The project may involve replanting, new mulch/rock, and possibly equipment assistance (a skid steer) if available. Volunteers will be welcomed to participate in this community beautification effort.
- **Board Member Vacancies:** Two Board positions are anticipated to **become vacant** and will need to be filled in the near future. **Treasurer Claudia Roe** has announced her intent to step down, and **Design Control Chair Cheryl Wellman** will be relocating out of the neighborhood. The HOA will post notices (including on the HOA Facebook page) seeking volunteers interested in serving. Elections or appointments to fill these roles will take place at the next HOA meeting. Homeowners are encouraged to step up to keep the Board fully staffed.
- **Speeding and Traffic Concerns:** Residents raised concerns about **speeding vehicles** near the neighborhood entrance and along the main road (especially by the first curve/cul-de-sac). Instances of drivers (including delivery and service trucks) speeding and even driving over curbs were discussed. The Board explained that the streets are public (City of Wichita), so installing speed bumps or other traffic-calming measures is under the City's authority. To pursue **speed bumps**, residents would need to petition the City's Public Works Department with a majority of neighbors' support and evidence of the speeding problem. The City can then conduct a traffic study and, if criteria are met, install appropriate measures. The Board will support residents with information, but any physical changes (like speed humps) would require City approval. In the meantime, the HOA will remind drivers to slow down and obey the posted 20 MPH neighborhood speed limit.

- **New Homeowner Welcome Committee:** The Board discussed improving how the HOA **welcomes new homeowners** to the community. It was noted by a resident that in recent years new residents have not consistently been greeted or provided HOA information. In the past, a Social Committee handled new resident outreach (providing a directory, welcome basket, and answering questions), but that committee lapsed due to lack of volunteers. At this meeting, a homeowner volunteered to **lead a new “welcome committee”** (with the help of his spouse and any other interested neighbors). The Board enthusiastically supported this idea. Going forward, the HOA will provide the volunteer with an up-to-date neighborhood directory and any available welcome materials. The new committee will work on delivering welcome packets or greetings to newcomers (with info on pool access, clubhouse use, trash services, HOA contacts, community events, etc.) and may also organize social events (e.g. neighborhood get-togethers, kids’ activities like movie nights or ice cream socials) to build community. The Board appreciates this volunteer effort and encourages participation to revive social activities for Hickory Creek.

Adjournment: With no further topics, the meeting was adjourned at approximately 7:45 PM. The **next HOA meeting is scheduled for July 21, 2025.**