

## Hickory Creek HOA Quarterly Meeting

January 12, 2026

**Board Members Attending:** Scott Stremmel – President, David Jackson – Treasurer, Rhonda Fullerton – Clubhouse Coordinator, Chris Short – Grounds Control, and Mark Beyer - Secretary

**Absent:** Darren Shoemaker, and Dale Devore

Scott Stremmel called the meeting to order.

### Approval of Minutes:

- The minutes from the **October 13, 2025 meeting** were reviewed.
- **Correction:** Adding Becky Erb as HOA website coordinator. Becky declined as board member.
- Motion made and passed to approve the October 13, 2025 minutes with corrections.

### Treasurer's Report – Presented by David Jackson

- HOA is meeting one week early; January dues collections are still in progress.
- Approximately **\$5,000 in dues arrears**, with:
  - Three homeowners delinquent from the prior year
  - Two additional homeowners at least two quarters behind
- Liens will be pursued for unresolved delinquencies.
- End-of-year results reflect a **negative balance of approximately \$2,668** due to unpaid dues.
- Account balances as of end of December:
  - Money Market / Set-Aside: approximately **\$26,645**
  - Checking Account: approximately **\$19,805**
- Annual \$5,000 reserve transfer deferred due to insufficient funds; to be completed once collections improve.

### 2026 Proposed Budget Overview

- HOA dues adjusted to reflect **147 homes** instead of 148.
- Pool improvement loan scheduled to be fully paid off in **September 2026**.
- Pool liner replacement included as a contingency (~\$7,800), though replacement may be deferred 1–2 years.
- Trash contract (Waste Connections) expires **May 2026**; budget includes estimated increase.
- Insurance costs increased; property valuation review requested.
- Utilities adjusted based on recent actuals.

## **Financial Management Updates**

- Transition to **MoneyMinder** accounting software for improved reporting and transparency.
- Homeowners may request read-only access to financial reports.
- Treasurer exploring:
  - Higher-yield FDIC-insured sweep accounts
  - Electronic dues payment options (ACH)
  - Electronic reimbursements (Venmo for reimbursements only)
- Electronic dues collection options to be presented at the **April annual meeting**.
- Kansas requires retention of **five years** of financial records.
- Treasurer plans to shred older non-required documents unless otherwise directed by the board.

## **Pool Report**

- Pool liner condition being monitored; replacement likely deferrable.
- Replacement of damaged pool chairs to be discussed at the April meeting.

## **Clubhouse Report**

- Carpets to be cleaned prior to peak rental season.
- Summer reservations increasing.
- Digital thermostat discussed; limited benefit due to lack of internet access in clubhouse.

## **Old Business**

- Pool management contract previously approved and remains in force.
- Tree trimming around lake deferred due to cost.
- Parking lot entrance cracking noted; to be reviewed in future budget planning.
- Board vacancy remains open for an at-large position.

## **New Business**

### **Landscaping Contract (SLM)**

- 2026 bid received: **\$23,506.77**, approximately \$200 increase over prior year.
- Concerns raised regarding bed maintenance and quality control. Board will address expectations with SLM management.
- Motion made and passed to approve the SLM contract as presented.

### **Front Island / Waterfall Improvements**

- Plans discussed for adding plantings, mulch, and repairing irrigation.
- Proposal and cost estimates to be prepared for the April meeting.
- Volunteer assistance anticipated.

### **Community Communication**

- Minutes and documents to be posted consistently on HOA website.
- Email distribution considered for improved transparency.
- Printed directories available upon request.
- Welcome committee concept discussed for new homeowners.

### **Safety & Neighborhood Concerns**

- Reports of non-street-legal golf carts operating at night without lights.
- Ongoing issues with dog waste and littering.
- Board will reinforce reminders via website and newsletter.

### **Adjournment:**

With no further business, the meeting was adjourned at 8:06 PM.

**Next HOA Meeting:** April 20, 2026 (Annual Meeting)