

HICKMAN CREEK POINTE HOMEOWNERS' ASSOCIATION

ANNUAL BUSINESS MEETING

AGENDA

September 21, 2025

- I. CALL TO ORDER
- II. ROLL CALL
- III. PROOF OF NOTICE OF MEETING
- IV. READING OF THE MINUTES OF THE 2024 ANNUAL MEETING
- V. REPORT OF THE BOARD
 1. Committee Reports
 - a. Finance - Update of Association's current financial condition
 - b. Hospitality
 - c. Landscape
 - d. Property Maintenance
- VI. PRESENTATION OF PROXIES
- VII. APPOINTMENT OF ELECTION INSPECTORS
- VIII. ELECTION OF DIRECTORS (Attachment A)
- IX. 2026 BUDGET APPROVAL (Attachments A & B)
- X. UNFINISHED & NEW BUSINESS
- XI. OPEN FORUM
- XII. ADJOURNMENT

Attachment A – HCP HOA Sample Ballot – BOD & Budget

2025 HCP HOA BALLOT – BOD & 2026 BUDGET

At the 2025 HOA annual business meeting, three (3) board positions representing 3 different terms will be expiring so we will be filling these open seats. The candidates in the list below were submitted to us in response to the nominee request email that was sent on August 13th, 2025.

Board Candidate/Term Voting Procedure:

Each lot within HCP is being sent one anonymous paper ballot and ballot envelope. Each lot is allowed to submit one (1) ballot. Using this ballot, three (3) votes for 3 nominees of the requested term(s) can be cast choosing from the list of nominees/terms below. Your completed ballot must be sealed in the accompanying ballot envelope. If absentee voting, the sealed ballot envelope must have your name, street number, and street name to be validated when received by the Registrar.

To cast your vote, place an "X" or other signifying mark in the box next to three (3) different candidates that you would like to see elected to serve on the board. **Important note: You CANNOT cast multiple votes for the same candidate, multiple votes for the same term, or have more than 3 candidates selected, or your vote will be invalid.** To cast your vote, fold and seal your completed ballot in the HOA self-addressed, stamped envelope provided, and if not already on there, **add your name, street number, and street name on the back flap of the envelope so the Registrar can register your vote.**

The completed ballot in its sealed and completed envelope can be:

- Hand delivered to the Registrar, **Lib Wilson @ 103 RBW.**
 - Brought personally to the Annual Meeting on **September 21st, 2025 @ the Nicholasville Police Station on Main Street.**
 - Mailed to the HCP HOA PO Box (as soon as possible to avoid mail delays).
- [Should you choose not to use the self-addressed envelope provided, the HCP HOA address to mail in your ballot is: HCP HOA, Attn: Registrar, P.O. Box 938, Nicholasville, KY 40340. Please ensure your name & address are on the outside of the envelope for recording purposes.]*

Board of Director Candidate List (in order of term candidacy)

| VOTE BY MARKING THE BOX NEXT TO THE CANDIDATE'S NAME/TERM: | | NOTES: |
|--|--------------------------|--|
| 1 Yr Term: | | 1. HOA Officers for each elected Board will be decided by the newly elected Board. |
| Rebecca Jones | <input type="checkbox"/> | |
| Michael Nutt | <input type="checkbox"/> | |
| Bobby Wombles | <input type="checkbox"/> | |
| 2 Yr Term: | | |
| Marge Napolitano | <input type="checkbox"/> | |
| 3 Yr Term: | | |
| Stephanie Wood | <input type="checkbox"/> | |

2026 HCP HOA Assessment & Budget

The proposed 2026 HCP HOA Assessment & Budget can be found in Attachment B of the HCP HOA Annual Business Meeting Agenda. Please cast your vote below to either approve or disapprove the proposed 2026 HOA Budget.

APPROVE

☐

DISAPPROVE

☐

Attachment B – 2026 Proposed HOA Budget

2026 HOA Budget

Proposed HOA Assessment = **\$300** (per lot) x 62 lots = **\$18,600.00**

| Category | 2025 Budget | 2025 Expenses (Thru August) | 2026 Budget 2025 Budget |
|--|-------------|--------------------------------|----------------------------|
| Landscape & Property Maintenance | \$4,000.00 | \$1,093.16 | \$4,000.00 |
| Mowing | \$7,000.00 | \$1,680.00 | \$7,000.00 |
| State Fees | \$15.00 | \$25.00 | \$25.00 |
| Legal Fees | \$500 | \$5,180.70 | \$3,000.00 |
| Utilities (Water/Electric) | \$1,750 | \$383.85 | \$1,500.00 |
| Insurance | \$1,200 | \$1,184.30 | \$1,200.00 |
| Office Expenses (Postage, Paper, Envelopes, Post Office Box) | \$500 | \$206.60 | \$500.00 |
| Welcome/Hospitality | \$300 | \$58.77 | \$300.00 |
| Miscellaneous | \$200 | \$200.00 | \$200.00 |
| Totals | \$15,465 | \$10,012.38 | \$17,725.00 |

Attachment B – 2026 Proposed HOA Budget

Notes regarding the 2026 budget:

1. The reserve account serves the HOA in keeping emergency funds available to the board, should a need arise, instead of acquiring a loan from a bank.
2. To facilitate rebuilding the reserve account as noted in #1, the assessment amount for 2026 will be \$300.
3. Per the covenants (Article V, 5.04 Assessments), the due date for the assessment is February 1 of each year and therefore, will be February 1, 2026. After that date (delivered or postmarked), a \$50 late fee will be assessed.
4. Assessment notices will be sent as usual and be on December 15th, 2025.
5. For better reporting purposes, categories on the accountability report will reflect the following:
 - Landscape and property maintenance will remain one category with the funds split equally but will be separated as subcategories in the financial reports to facilitate the differentiation of reporting expenses per either maintaining or beautifying our front entrance. This will give the landscape & property maintenance committees separate budgets to work with when assessing the front entrance needs.
 - All expenses relating to clerical/office work will be grouped together, such as postage, post office box, paper/printing, etc.

The income for 62 lots is \$18,600.00. Adding the budget amounts together equals \$17,725.00. Subtracting the budgeted amounts from the income for 2026 gives \$875.00 to potentially add to the reserve account. This would build the account to \$6,197.99 without adding any remaining amounts at the end of this year that might come in under budget.