

HICKMAN CREEK POINTE - A DEED RESTRICTED COMMUNITY



HICKMAN CREEK POINTE HOMEOWNERS' ASSOCIATION ANNUAL BUSINESS MEETING MINUTES

September 21, 2025

- ❖ **Deed restrictions** - are legally binding clauses placed within a property's deed that limit how the property can be used or developed. These restrictions, also known as covenants, conditions, and restrictions (CC&Rs), are often established by developers, homeowners' associations (HOAs), or previous property owners to maintain a specific aesthetic, ensure uniformity, or protect property values within a community.
 - ❖ **Their Purpose** - to maintain a certain standard within a community, which could include architectural styles, landscaping requirements, or restrictions on certain activities like commercial businesses.
 - ❖ **Binding Nature** - They are legally attached to the property's deed and apply to all subsequent owners, meaning they run with the land and are not just personal agreements.
 - ❖ **Enforcement** - HOAs or the original creators of the restrictions can enforce them, potentially through fines or legal action.
 - ❖ **Importance** - understanding deed restrictions is crucial for both buyers and sellers, as they can significantly impact property use and development plans.
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HICKMAN CREEK POINTE HOMEOWNERS' ASSOCIATION

ANNUAL BUSINESS MEETING

MINUTES

September 21, 2025

I. CALL TO ORDER

The HOA President called the meeting to order at 2:02p.m.

II. ROLL CALL

All members in attendance were: Carole Benvenuti, Alexis Casterline, Dianne Dickinson, Rick Heeren, Olivia Hughes, Rebecca Jones, Terry & Jan Kral, Mike Nutt, Joan Rudolph, Cookie Talmage, Jim Tudor, Tom & Marsha Wall, Roger White, Lib Wilson, Bobby Wombles, Jeff & Stephanie Wood

III. PROOF OF NOTICE OF MEETING

The notice of the meeting was email to all HOA members on Wednesday, August 13th, Tuesday, August 26th, and Monday, September 8th. The meeting was posted on the marquee at the front entrance on Monday, September 8th. The meeting packet was mailed on Monday, September 8th.

IV. READING OF THE MINUTES OF THE 2024 ANNUAL MEETING

The HOA Secretary reviewed the minutes from the 2024 annual HOA meeting with all members in attendance.

V. REPORT OF THE BOARD

1. Committee Reports

a. Finance - Update of Association's current financial condition

The HOA Treasurer gave an update regarding the HOA finances. Only one category was over budget which was the legal fees category. This was due to the ongoing litigation. He reported that our checking balance is currently \$2,873.63 and our reserve balance is \$5,330.40.

b. Hospitality

There were two houses that sold this year and the committee welcomed the new owners of 107 RBW and 209 WBD.

c. Landscape

The landscape budget has been limited this year. This was due to the legal expenditures as well as the more recent heat/lack of rain of the season. The committee requested we send an email to residents asking for donations of fall decorations for the front entrance.

d. Property Maintenance

All lights at the front entrance are working again along with the irrigation system. KLM will replace our sprinkler head when the system gets winterized. Delta gas has said they will reimburse us for the amount to fix our sprinkler head that was damaged when they installed their gas line across RBW.

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VI. PRESENTATION OF PROXIES

Request for proxies was made by the President. None were presented.

VII. APPOINTMENT OF ELECTION INSPECTORS

The President solicited volunteers to serve as inspectors: Olivia Hughes and Alexis Casterline volunteered to assist the Registrar, Lib Wilson.

VIII. ELECTION OF DIRECTORS (Attachment A)

Registrar Lib Wilson announced the voting results for the expiring board terms as:

1 yr. term – Bobby Wombles

2 yr. term – Marge Napolitano

3 yr. term – Stephanie Wood

IX. 2026 BUDGET APPROVAL (Attachments A & B)

The Registrar also announced that the 2026 proposed budget was approved as presented.

X. UNFINISHED & NEW BUSINESS

1. Delta Gas in HCP – The President discussed that Delta Gas may be able to bring natural gas into HCP if there is enough interest from homeowners. All those in attendance were asked to let her know if they would be interested. A survey will also be sent so all HCP residents can respond if they would like to be added to the list of interested homeowners.
2. Garage Sale in HCP – One resident notified the President that they would be interested in a neighborhood wide garage sale either fall of this year or spring next year. Someone will need to volunteer to get it organized.

XI. OPEN FORUM

The President asked if anyone wanted to speak. There was general discussion regarding the assessments being raised to pay for legal fees rather than using the money for mowing the greenspaces, especially for those that live next to a greenspace and would like them mowed more often.

XII. ADJOURNMENT

Upon conclusion of the above items, the meeting adjourned at 2:59 pm.

BOD Meeting

The new HOA BOD met briefly at the conclusion of the annual meeting to elect officers. Cookie Talmage will serve as President, Terry Kral will serve as Treasurer, Stephanie Wood will serve as Secretary. Both Marge Napolitano and Bobby Wombles are members-at-large.

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.