

Hickory Ridge Owners Association Annual Meeting

Minutes for March 25, 2025

Present: J. Skinner (Chair), J. Wilson, G. Doyle, S. Wagenman, C. Garcia, 2798 Big Woods Trail, 2806 Big Woods Trail, 2940 Kant Place, 2975 Kant Place, 3005 Kant Place, 3039 Kant Place (by Proxy to M. Beatty), 3050 Kant Place (by Proxy to M. Beatty), 2674 Oak Trace Court, 2675 Oak Trace Court (by Proxy to M. Beatty), 2726 Oak Trace Court, 2727 Oak Trace Court (by Proxy to M. Beatty), 2771 Oak Trace Court (by Proxy to M. Beatty), 2941 Sassafras Lane, 2949 Sassafras Lane

Absent: all other property owners or their proxies

Opening, Introductions, and Briefings

1. At 6:32 P.M. J. Skinner called the meeting to order as there were enough in attendance and via proxy to make quorum.
2. Introductions were made by the board members and whether their term is up. Terms are 3 years.
 - J. Skinner (President - 2022) - term up
 - J. Wilson (Vice President - 2023)
 - S. Wagenman (Member at Large - 2024)
 - G. Doyle (Treasurer - ?) - has been serving as Treasurer for 10 years
 - C. Garcia (Secretary - 2022) - term up
3. President J. Skinner began by giving a brief update as to the happenings around the neighborhood. There was nothing major to report but in general hoped that the issues were taken care of in a timely matter.

Open Forum

1. S. Wagenman brought up several discussion points
 - Playground
 - + Some of the equipment is falling apart, specifically the swing and the foot/hand holds on the climbing wall
 - + Would like to hire a professional and get estimates from multiple sources
 - + HOA could be liable for injuries
 - + Important because there are many children in the neighborhood
 - Lawn
 - + S. Wagenman would like to get some more quotes

- + It was recommended to do it quietly as it may 'upset' the current company
- + S. Wagenman stated it is not about price but quality and also to get a baseline of how competitive current company is
- + Original term was 3 years but it has been a couple years over that so current contract may be year to year
- + S. Wagenman asked if anyone knew the whereabouts of the original contract in order to get accurate estimates from other companies
- Ditches
 - + S. Wagenman thinks it may be cheaper to get the ditches cleaned every year instead of every 3 years
 - + S. Wagenman will begin to track to see if that is the case
- Playground mulch and mats
 - + S. Wagenman believes the frequency for replacing the mulch is every other year
 - + S. Wagenman obtained an estimate from Golden Touch to replace/replenish with high quality mulch. The company also recommends using rubber based mulch, but several folks said that it could be toxic for the children.
 - + A recommendation was made to get a big pile of mulch and we, as a community, each take a location and replenish the mulch. About a 15 to 20 minute job if there is plenty of help
 - + A resident asked about the mats, the age and when they were last replaced. No one knew, but the resident said that they seemed in pretty good shape
- DIY Playground Repair
 - + S. Wagenman asked for opinions on fixing the playground ourselves.
 - + It was recommended that someone with a LLC be the DIYer so as not to be liable.
 - + It was stated that the person does not have to be bonded necessarily
 - + If it just replacing bolts and the such, then it would be simple. Finding long lasting equipment may be a problem

2. J. Wilson and M. Beatty mentioned and set dates for the Easter egg hunt

- It was agreed upon to set the date for the 26th of April, the Saturday after Easter
- The rain date will be for the following Saturday, the 3rd of May
- Children should be divided into the appropriate age group

Budget

1. The budget for the year was provided and distributed before the meeting opened. J. Skinner asked if there were any concerns or questions.

2. Questions:

Q: Are there any competing bids for legal?

Response: There are currently none right now.

Q: How often is the legal service used?

Response: They are not used that much currently. There are currently 8 delinquent dues from the year prior but there are no liens, so no real need for legal.

Q: How much is spent for legal services?

Response: \$700 per year

Q: How long is the length of contract for current legal service provider?

Response: It is yearly

Q: Has there been an audit? Do we need one? How much does it cost?

Response: No audit was conducted and we are unsure if one is needed.

Response: A resident stated that one should be done and that they can be quite expensive. The idea of a resident that has financial experience with audits was raised but the person is unable to do it.

Q: What about the reserve study, does it need to be done again? Are there are other companies that can do it?

Response: S. Wagenman believes it may be time to get an updated study. He will ask the legal service and other board members of other HOAs to see what their experience is concerning reserve studies.

Q: When someone moves or sells, who notifies you and where do you send the correspondence?

Response: G. Doyle said that the title company notifies the board, but the address used for correspondence is obtained via the county auditor

3. J. Skinner motioned for the acceptance of the budget.

- motion passed

Elections

1. J. Skinner called for elections and stated that he is willing to stay.

2. C. Garcia also said that he is also willing to stay on the board.

3. J. Skinner called for any nominees

- None

4. J. Skinner called to vote for himself to remain on the board

- passed

5. J. Skinner called to vote for C. Garcia to remain on the board

- passed

Miscellaneous and Closing

1. J. Skinner asked if there were any other topics to discuss before motioning for closing.
2. S. Wagenman wanted to thank M. Beatty for bringing 5 proxies, without her work we would not have had enough people for quorum. He also stated that we need at 75% of residents to pass and/or change by-laws
3. Questions:
Q: What is being done about the van?
Response: Several board members have made calls to the police but the police are unwilling or unable to anything about it. The recommendation is to to keep filing complaints with the police. S. Wagenman offered to talk face to face with the owner, it was mentioned that may not be a good idea.
Q: Can the van be towed?
Response: There are certain steps before the van can be towed
Several comments were made about the van:
 - Blocking the pickup of children for school pickup and drop off.
 - Its location also makes it hard for the school bus to pass.
 - The van is also leaking oil
4. J. Skinner stated that the board will look further into the van and possibly using the legal services.
5. C. Garcia mentioned that we try to check email at least once a week and asked for patience if the response is taking longer than expected.
6. J. Skinner called the meeting closed after the approval of the motion to close.

Notes

Meeting Start: 6:32 P.M.

Meeting End: 7:12 P.M.

Meeting Location: University Baptist Church

Next Meeting: Early 2026