

Hickory Acres Property Owners Association

Annual Owners Meeting
October 4, 2025



Agenda

- Financial statements
- Hurricane Helene recap
- Concerns facing our community
 - Road Maintenance
 - Concerns regarding our community governance
 - Legal concerns
 - Needed/desired minor improvements
- Questions/Comments/Discussion
- Moving Forward - Hickory Acres 2.0?
 - Addressing our needs and the Issues facing our community moving forward

Hickory Acres Property Owners Association
2025 Checking Account - First Citizens Bank

Date	Name	Check#	Deposit	Amount	Balance	Admin Exp	Bank Chgs	Grading	Gravel	Other	Notes
1/1/2025	Balance				5,399.97						
1/2/2025	Deposit		275.00		5,674.97						
1/17/2025	Deposit		7,287.50		12,962.47						
1/23/2025	Deposit		4,362.50		17,324.97						
1/31/2025	Deposit		5,225.00		22,549.97						
1/31/2025	Robyn Smith	696		133.13	22,416.84	133.13					Copies, stamps, supplies, etc.
1/31/2025	First Citizens Bank	draft		6.50	22,410.34		6.50				
2/11/2025	USPS	697		72.00	22,338.34					72.00	Post Office Box rental
2/13/2025	Deposit		4,308.00		26,646.34						
2/28/2025	Deposit		2,200.00		28,846.34						
3/7/2025	Deposit		825.00		29,671.34						
3/9/2025	Mark Stober	698		5,000.00	24,671.34					5,000.00	Hurricane Loan Repayment
3/9/2025	Robyn Smith	699		5,000.00	19,671.34					5,000.00	Hurricane Loan Repayment
3/18/2025	Deposit		275.00		19,946.34						
3/31/2025	First Citizens Bank	draft		8.00	19,938.34		8.00				
4/4/2025	Deposit		2,383.00		22321.34						
4/8/2025	Andrew Rhodes	700		3,000.00	19,321.34			3,000.00			
4/15/2025	Andrew Rhodes	701		9,885.80	9,435.54			9,885.80			
4/22/2025	Deposit		1,799.63		11,235.17						
4/30/2025	First Citizens Bank	draft		8.00	11,227.17		8.00				
5/6/2025	Deposit		412.50		11,639.67						
5/7/2025	Counter Deposit		3,300.00		14,939.67						
5/30/2025	Deposit		5,822.00		20,761.67						
5/31/2025	First Citizens Bank	draft		8.00	20,753.67		8.00				
6/2/2025	State Farm	702		425.00	20,328.67					425.00	Board Insurance
6/5/2025	USPS	703		4.08	20,324.59	4.08					Postage
6/10/2025	Deposit		412.50		20,737.09						
6/30/2025	Deposit		275.00		21,912.09						
6/30/2025	First Citizens Bank	draft		8.00	21,004.09		8.00				
7/10/2025	Deposit		100.00		21,104.09						
7/29/2025	Deposit		313.50		21,417.59						
7/31/2025	First Citizens Bank	draft		8.00	21,409.59		8.00				
8/3/2025	UPS Store	704		150.51	21,259.08	150.51					Stamps, envelopes, copies, labels
8/6/2025	UPS Store	705		11.53	21,247.55	11.53					Copies
8/31/2025	First Citizens Bank	draft		8.00	21,239.55		8.00				
TOTAL			39,576.13	23,736.55	21,239.55	299.25	54.50	12,885.80	0.00	10,497.00	

Admin Expense = Postage, P.O. Box rental, envelopes, copying, meeting supplies, etc.

Other = HAPOA Board insurance, lien filing fees, attorney fees, donations

Hickory Acres Property Owners Association				
PROFIT & LOSS SUMMARY				
January 1 through August 31, 2025				
Checking Account - First Citizens Bank				
1/1/2025 Beginning Balance			5,399.97	
INCOME				
Total Assessments/Income			39,576.13	
Total Income				44,976.10
EXPENSES				
Administrative Expenses				
Post Office Box Rent			(72.00)	
Copies, Stamps, Envelopes			(299.25)	
Bank Service Charges			(54.50)	
Insurance-State Farm			(425.00)	
Hurricane Helene Loan Repayments			(10,000.00)	
Total Administrative Expenses			(10,850.75)	
Repairs & Maintenance				
Road Grading			(12,885.80)	
Total Repairs & Maintenance			(12,885.80)	
Total Expenses				(23,736.55)
8/31/2025 Checking Account Balance				21,399.55

Hurricane Helene: Impact on our community.

- Lucky damage was not worse
- Two (of 20) HA homes sustained any known damage.
- First mile of HA rd severely damaged
- Volunteer teams of residents and HA owners worked for days to clear the road and bring in supplies.
- No vehicular access for 10 days, no power for 15
- One resident airlifted out by military chopper







Helene Financial Impact

- 2 aspects of repairs: immediate and ongoing

HAPOA Helene road expenses				
Immediate aftermath:				
\$12,500	(Culvert, stone)			
\$6,300	(Equipment, labor)			
\$2,500	(Grading)			
\$21,300	total			
(no reserve funds, so residents had to lend the POA funds to complete immediate repairs)				
FEMA funds recieved in 2025:				
\$8,122				
Net expense for immediate repairs: \$13,178				

Road Maintenance: Drainage

- Essential to keep roads intact
- Ditches, swales, and culverts must be kept clear
- Our roads have 37 culverts, 35 small (15") and 2 large draining small creeks
- Corrugated vs. PVC
- ~\$400 each to replace 15"

Road Maintenance: Grading and Fill

- Topsoil, gravel, and other surface material is graded and groomed with heavy machinery to smooth bumps and ruts and create a crown in the road to allow drainage.
- As time passes, more and more surface material is lost to erosion and wear, and Helene greatly accelerated this as we saw above.
- Many sections of our roads no longer have surface material to grade.
- Fill must be trucked in and added on a regular basis to properly maintain our roads

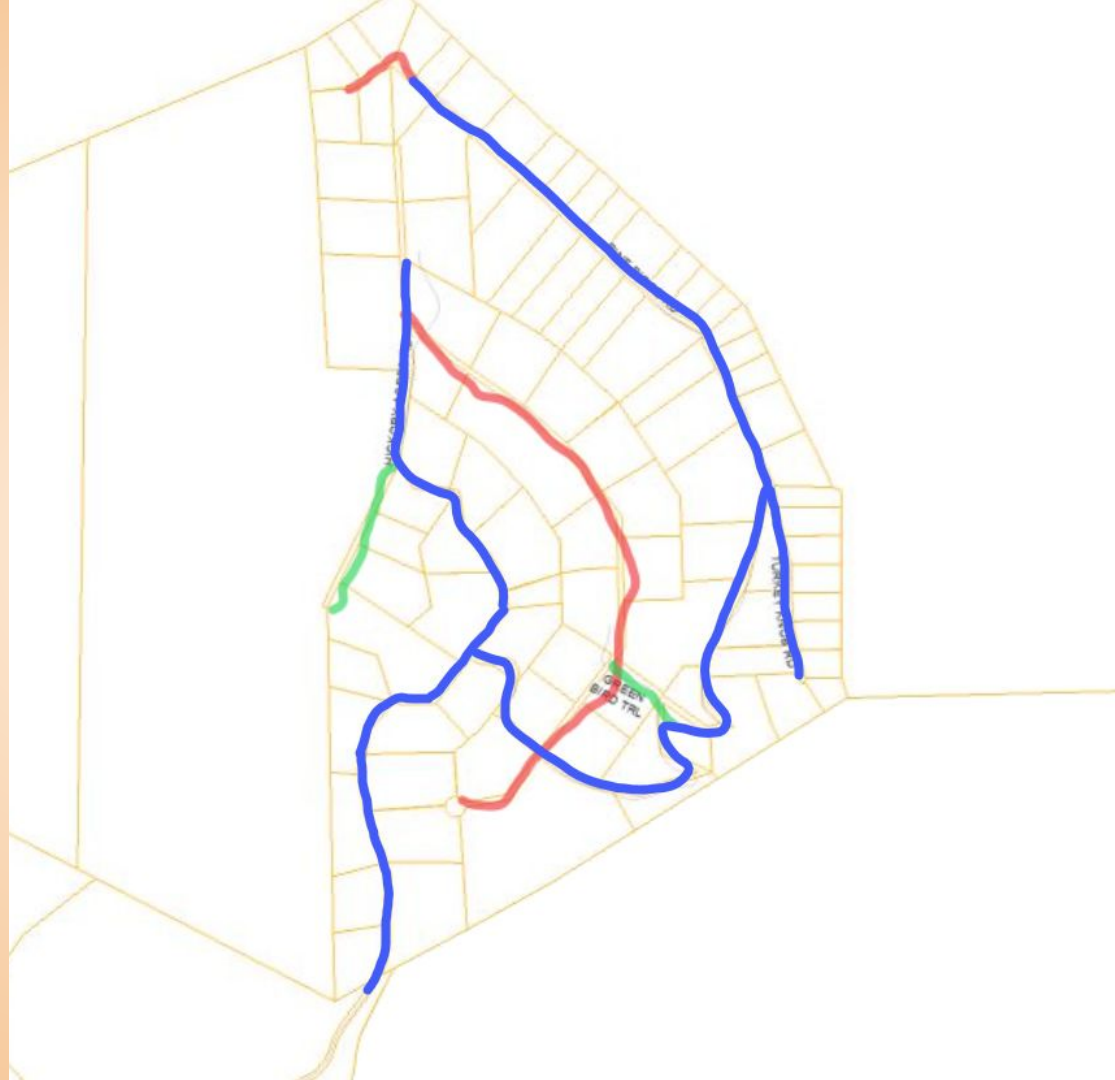
Road Maintenance - Drainage





Concerns regarding our community governance

- Rights of way
- Voting procedures
- Enforcement of restrictions & covenants



Legal Concerns

- Road damage incurred by owner
- Obtaining legal support

Needed/Desired Improvements

- Signage
- Website

Hickory Acres POA moving forward - HAPOA 2.0?

- Hickory Acres 2.0
 - Goal:
 - How do we address the issue outlines here?
 - What does our community want the role of our Property Owners Association (POA) to be?
 - How can we move forward financially to make that happen?
 - **Create a citizens committee to work with the board to develop a plan.**
 - 5-7 members
 - Representation from FT, PT residents plus lot owners

Volunteers? hickory.acres.poa@google.com

