

Approved at the 4-17-2023 HOA meeting with one change.

Hickory Creek HOA Special Meeting

March 23, 2023

Board Members Attending: J.D. Thompson - President, Claudia Roe - Treasurer, Rhonda Fullerton - Clubhouse Coordinator, and Mark Beyer - At Large Board Member.

J.D. Thompson called the meeting to order at 7:00 P.M.

SUMMARY

HOA board members discussed three quotes for repair work and painting from Scott Brown, Integrity Painting, and Eaten. Both Scott Brown and Integrity Painting would use smart siding with a 10-year warranty and Sherwin-Williams paint. The board noted the difference in paint warranties and that both companies are licensed, insured, and recommended by board members.

Additional questions for the two companies will be gathered for an apples-to-apples comparison. Two extra items were also discussed: fastening loose wiring on the backside of the building and fixing the upper light on the outside of the building.

The board considered updating the building colors, obtaining a quote for interior painting, and updating clubhouse rules to prevent damage from hanging decorations and banning confetti use. Board members also discussed additional items previously put on hold, such as installing a larger sink upstairs and upgrading the garbage disposal.

The board expressed gratitude for the work being done to improve the community and hoped that the changes would be well-received by the residents.

DETAILED DISCUSSION

1. Three quotes were discussed for repair work and painting: a. Scott Brown - Quote given in October, needs to be updated. b. Integrity Painting (Brad

Ramey) - Quote from February, up to date. c. Eaten - Quote from July, only for repair work, painting cost needs to be added.

2. The difference between Scott Brown's and Integrity Painting's warranties was discussed. Scott Brown would handle paint issues through Sherwin-Williams, while Integrity offers a 3-year warranty on paint, including labor. Both companies would use smart siding, offer at least a 10-year warranty on siding, and use Sherwin-Williams paint.
3. Both companies stated they would replace entire boards where fascia is rotted and warned that additional damage might be discovered once the siding is removed.
4. At the time of the meeting, Scott Brown's quote was \$8,700, and Integrity Painting's quote was \$9,600. However, both quotes need to be updated and adjusted for painting costs. Eaten's quote from July needs to be updated, and painting costs should be added to their quote. Their initial quote was around \$6,000, and with painting costs, they would likely be in line with the other two companies.
5. Sherwin-Williams paint prices increased 37% since October 2021, which may affect updated quotes.
6. Integrity Painting mentioned that repainting gutter and downspouts would be an additional \$500. Scott Brown's additional costs for this service were not discussed.
7. Both companies are licensed, insured, and recommended by board members.
8. Additional questions for the two companies will be gathered before the next meeting for an apples-to-apples comparison, including whether labor costs are included in their warranties.
9. Two additional items were brought up: a. Fastening loose wiring on the backside of the building before painting. b. Fixing the upper light on the outside of the building, considering the cost of hiring an electrician.
10. The board will inquire about the lights' automatic timers and their calendar functionality.
11. A discussion on updating building colors and getting a sample to see how it looks before making a decision.

12. A suggestion to update clubhouse rules to prevent damage from hanging decorations and banning the use of confetti.
13. The board agrees to obtain a budgetary quote for interior painting, even if the project may be pushed out a couple of years.
14. Board members discuss additional items that were previously put on hold, such as installing a larger sink upstairs and **installing a** garbage disposal.