

Hickory Bay Towers
Yearly Residents and Board Meeting

December 14, 2021 held in Party Room of Building One

Board Members Present:

President - Stan Williams

Vice President - Mike Ward

Treasurer - Jane Oberhellmann

Barbara Fahey

Bonnie Hartell

James Cardell

Jeremy Martin

Mabel Lancaster

Absent:

Secretary - Lisa Pyles

Welcome by President Stan Williams; Prayer by VP Mike Ward.

Minutes from last meeting were not read as Secretary Lisa Pyles was absent.

As this was our yearly meeting with the residents of both buildings President Stan Williams opened with the **Budget Report** as this was the most concerning issue on the residents minds.

Jane Oberhellmann stated that overall we are in very good shape financially. The budget for 2022 will stay mostly the same except for a few increases. HOA Dues will remain the same. There have been a few increases such as our Insurance rate, fire alarm, dumpster cost. Our overall expenses have increased around \$12,000 compared to last year's budget. We are able to cover this increase and still have money in reserves. Jeremy Martin made a Motion to accept the 2022 Budget, Mike Ward Seconded, Motion passed.

OLD BUSINESS:

1. All Fire Alarms were replaced in both buildings also in Pump House and common areas. There were some problems after the new system was installed but all the burps have been corrected.
2. There was a water leak in Building Two that caused water damage inside the wall in their Pool Room. After investigation it was discovered a rip on the edge of the roof and when we had a lot wind and rain together it allowed water to seep under the roof and run down the wall. Damage has been repaired to all areas of roof and wall.
3. Balcony of 4th floor of building two has finally been repaired and finished. The City requires a lot of permits and inspections on any project this big. With all the new construction taking place in Hendersonville at this time it was not always easy to get the needed permits and okay's from the City. Stan gave a full report on all the work etc. For more detailed information see Stan and his report.
4. Two Board Members resigned James Arnold Bldg 2 and Kim Walsh Bldg 1. Jeremy Martin Bldg 2 and Mabel Lancaster Bldg 1, were the replacements.
5. Roger Binkley had surgery and was out several weeks. Mark McAllister took care of the Trash removal. All residents tried their best not to cause any extra work for the Board.
6. Jeremy Martin has received two bids for the French Drain repair. One is to dig it out deeper and put a different top on it at a cost of \$43,589. A second bid to delete the in ground drain and shave the pavement down to a V shape and slope the drain for a more natural drain at \$25,925. He is expecting to get a third bid in the near future.
7. Jeremy is also in charge of getting bids to seal and resurface the entire parking lot and drive ways. He said he was having a hard time getting companies to come out and bid as our project is so small for them. Question was asked by a resident if we would be assessed for these projects. Jane told them NO that we have money allocated for this work.

8. Residents' Concerns: Question and Answer Time:

9. Question was asked if we have very many delinquent on their HOA Dues. Jane said, "No, maybe one or two but then they are charged a late fee of \$30. Jane stated that we monitor it carefully and stay on top of it.
10. Building Two has had some trouble with their security cameras. Some reworked ones were purchased but they also have malfunctioned. The Board is now looking into new Cameras for Building Two. Wilburn Thacker of #1306 asked if were having any break-ins or any damage from the new buildings next door. Stan told him that no one has complained about any.
11. Helen Jones asked, when will the Building Entrance Code be changed? She stated that too many contractors and outsiders have our code now. Stan said it will be changed sometime in January 2022.
12. Barbara Askew of #1206 asked if there would in the future be a wall or some dividing point between us and the new Sub-Division next door. Stan said at this time there is not.
13. Several questions kept coming up about the new HOA Company and Stan turned it over to Jane.

HALO

Jane took the floor and explained why we are getting a new HOA Company. On Friday, before Thanksgiving Exit Realty gave us a six week notice that they would no longer represent us. They said due to health issues and lack of help they were closing their doors as of December 31, 2021.

Stan and Jane started calling HOA Companies and Halo was the best of their finds. This was presented to the Board in their next meeting and they voted to contact Halo. They said Halo was very responsive and Jane has been in contact with a gentleman by the name of Brian who has a local office here in Hendersonville across from Huckabee's broadcasting on 31E north. Their home office is in Las Vegas Nevada.

Halo the new HOA Company will take control on January 01, 2022. Brian is working on information for ways of making our HOA payments. They put out a letter detailing this information and it was posted on each door of both buildings prior to this meeting.

The first month payment to Halo will have to be by check.

Exit Realty will close their door on Dec. 31 and turn it all over to Halo. The main thing now is to get all bills and payments made before the end of the year.

Many residents posed question and they were all answered by Jane and Stan.

Question was asked: Can we go to the local office and make a payment directly to Brian. ANS: NO

Grace Martin from #1205 asked where the safest place is during a tornado. It was suggested to go out into the hallway or down in the stairwell where there are no windows. The lights in the stair well are on battery and will last for only a few hours. It would be wise to take a flashlight with you if possible.

James Arnold praised Stan and the Board for the ability to get three bids. He stated that you may have to call 20 businesses to get 3 bids.

Bonnie Hartell said she thought Stan and Jane contributed a lot to the Board and they both worked hard for the benefit of all residents.

There was no election this year as Building Two had four people and Building One had four people and one person for AT LARGE.

Stan did state that a lady in Bldg 2 is now almost a year later stating she has damage on her 3rd floor balcony caused from the 4th floor damage. With Stan' firsthand look and pictures he had the Board decided this is due to age and weathering. Stan and Jeremy will approach next week as to the Boards' decision.

Jane Oberhellmann made motion to adjourn, Jeremy Martin seconded. Meeting adjourned.