

Hickory Bay Towers Board Meeting

September 10, 2024

6:30 p.m. in the Party Room, Building #1

Those present:

George Kemp	James Arnold
Ernie Bates	Gary Reinke
Lisa Pyles	June Fennell
Julia Crawford	Brian Sheppard
Darlene Shelton, RowCal	Christi Murphy, RowCal

George Kemp opened the meeting and James Arnold led the prayer. George asked for a motion to approve the minutes for August 13, 2024. The motion was made and the minutes were approved by the board.

George requested a motion to approve for the minutes from March 27, 2024 through July 30, 2024. James presented the motion. June Fennell seconded the motion. The Board approved.

Ernie Bates presented the Treasurer's report.

Total August Expenses	\$ 8,970.72
Less: Transferred to Reserve	<u>(\$ 4,959.00)</u>
Net August Operating Expense	\$ 4,011.72
 August Income	 \$ 29,231.69
 Current Bank Balances:	
Operating Account	\$ 203,271.17
Money Market Account	\$ 112,749.48
ICS Savings	<u>\$ 55,305.98</u>
Total	\$ 371,326.63
 Less: Ins. Pmt. for roof	 <u>(\$ 155,000.00)</u>
Available Balance	\$ 216,326.63

Upcoming Expenses:

Anderson Elec. (wiring for Elevator Install.)	\$ 9,180.00
Hart Property Advisors – Final Pmt.	\$ 2,500.00
RowCal Construction & Maintenance	\$ 12,327.00 (Approx)
(For repairs to mortar on west side of Bldg. 2 and Bldg. 1)	

After September bills are paid, we will have paid more than we have taken in for the month. We did receive the \$ 6,791.00 from the insurance company to reimburse the H.O.A. for the discount we should have received when the premium was paid. Ernie requested confirmation of the insurance policies that are shown in the RowCal portal.

The problem of reimbursements being paid seems to have been resolved. Both Gary Reinke and Charleen Rushing have received payment for plumbing issues caused by a clog in the stack.

George Kemp has also received the reimbursements due to him. Christi confirmed that request for reimbursement must come directly to her but if there are invoices to be paid, they will need to be sent to RowCal.

Darlene has contacted Hart Property Advisors and was told that the reserve analysis should be finalized in December. The next steps will be taken in October.

Darlene requested confirmation for the procedure to get the amendment and ballot to all homeowners. The motion was made and approved by the board. A memo will be included in the packet that will be mailed to each homeowner. Darlene and Christi will include a deadline for questions regarding the amendment the memo. If the homeowner has any questions, they are to call RowCal.

June Fennell has received two bids for the point tucking on the west surfaces of Building 2 and Building 1. One from Allegiance Chimney Solutions and one from RowCal Maintenance and Construction. RowCal did not encourage the water proofing process as it is necessary for the brick to breath. Otherwise, moisture could build between the brick and the construction of the building. George requested a motion to accept the RowCal bid. June moved that we accept the bid presented by RowCal. James Arnold seconded the motion and the board approved.

James updated the progress on the elevator installation. The inspector was expected on September 9, but has been sick. James stated that he is now expected on September 11. (The final inspection was made on July 11 and the elevator is now fully functioning.)

Lisa Pyles reported that she had received 3 suggestion sheets. The issues suggested were: Replacing the trees that had been cut. Planting flowers. Removal of trash from parking lot. The fact that the halls were dirty. The need for people to clean up after their dogs.

Lisa suggested a Beautification Committee be created comprised of an equal number of members from each building to make decisions on the plantings. The issue of a lack of funds is the problem with accomplishing this. Signs or trash cans were suggested for the problem of the litter. Regarding the condition of the halls, George mentioned that they have tried shampooing the carpets but it seemed to spread the existing stains. Also, large signs have already been posted regarding the animal waste problem.

James Arnold moved that the meeting adjourn and George Kemp seconded. The Board approved.