

MINUTES OF THE BOARD OF DIRECTORS
HICKORY BAY TOWERS HOMEOWNERS ASSOCIATION
DECEMBER 12, 2017

BOARD MEMBERS PRESENT: James Arnold, Jane Oberhellerman, Mary Lee Blair, Eulis Lancaster, Bonnie Hartle, Gary Reinke, Stan Williams

BOARD MEMBERS ABSENT: Arlene Burgess, Mike Ward, Lisa Williams with Exit Realty

PRAYER: James Arnold

NEW MEMBERS PRESENT: Thomas and Tina Svelts, 1204 ---Welcome

APPROVAL OF LAST BOARD MEETING MINUTES: Jane made a motion and Eulis seconded

SOCIAL COMMITTEE REPORT; Building 2 had a pot luck lunch and Christmas entertainment in the lobby with snacks following. Building 1 had a birthday lunch, a Christmas party and a gathering to decorate the lobby Christmas tree.

Building 2 also had a Contest on the decoration of the individual condo doors for Christmas. The judges were from building one. We had a winner in each of the category, Color, theme and creativity. The decorations were very enjoyable. ...and prizes were awarded.

OLD BUSINESS:

James mentioned there are updated notebooks in the library with our financial and Board meeting minutes. These are for all to view but please do not remove from the library.

Stan has taken on the project of getting the outside railings painted in this next year. He is in the process of trying to secure some firm bids.

Eulis mentioned the camera in Building one, He put it on another circuit and it is now working. He also repaired it so there is no need for a cable connector.

James received a contract from Mr. Williams who does the landscaping for our buildings. It is \$425 less as we will not need as much mulch in the next year. Eulis made a motion we accept the contract and Jane Seconded.

Roger purchased new numbers for the front of each building. This will help in distinguishing the buildings and addresses.

COMMENTS BY MEMBERS IN ATTENDANCE

Francis in building one thanked the board for the new “doggie” bags places in the outside areas for dogs. He did mention with the leaves now falling and on the ground it was difficult to see

the poop in the leaves. Mr. Williams our landscaper takes care of these leaves twice a year and is due next week to get rid of the leaves

Elaine Williams mentioned that in the common area there is unwrapped candy which is not sanitary. She also mentioned the elevator in building 1 has exposed dry-wall . She suggested that we need to paint, clean or replace the carpet and update the furniture, pictures, etc. in all the lobby area and public area in building 1.

NEW BUSINESS

Gary brought up the trees in the back of building 1. These seem to house the birds that get into our dryer vents. The cost to have the tree and tree stump removed would be \$500 per tree for 6 trees along the backside of building one. We will need to then put in topsoil and grass. Kim does not think the trees are so much the problem as the birds are in the front dryer vents also. Gary is going to check if there is an ordinance by city not permitting us to remove the trees.

Jane discussed the budget for 2018. Expenses went up only slightly. This is due in part to our insurance going up, the small increase in Rogers salary. Also for small increase in the trash take out on the weekends when roger is off. Eulis made a motion we accept and Mary Lee Seconded

Eulis mentioned again we had a drain problem, n 1101 and 1201. The main stack drain on that side was cleaned out by the drain doctor. He is going to contact holt plumbing to check on perhaps getting the stack in each of the buildings cleaned out.

Gary mentioned the shading of the new windows that were put in building 2. In our bi-laws it states "no tinting". However, this seems to be the "LOW E" glass that is not the standard for our windows in the building. Over the years it seems to have been changed by the glass company.

Once again, the walking of the dogs was discussed. Our rules and bi-laws are stated simply that dogs must use the dog areas and must be on a leash at all times.

Nominations were made for the Board for the 2018 year. We will have a meeting on January 9 in building one to finalize the new Board members'

Jane made a motion the meeting adjourn and Bonnie Seconded

President

Date

Secretary

Date

