

**Minutes of the Board of Directors of
The Hickory Bay Towers Home Owners
Association August 8, 2017**

The meeting of the Board of Directors of the HBT HOA was held in Building 2 at 7 PM
In Hendersonville, Tennessee

BOARD MEMBERS PRESENT

James Arnold, Arlene Burgess, Bonnie Hartle, Gary Reinke, Mary lee Blair, Virginia Locke,
Eulis Lancaster, Lisa Williams and Carole Plemmons, Exit Realty

ABSENT BOARD MEMBERS

Jane Oberhellman, Mike Ward

PRAYER

James Arnold

THE FOLLOWING AGENDA WILL BE UTILIZED AT EACH BOARD MEETING

CALL TO ORDER
PRAYER
NEW MEMBERS
APPROVAL OF MINUTES
SOCIAL COMMITTEE REPORT
HOME OWNER COMMENTS
OLD BUSINESS
NEW BUSINESS
REPORTS OR COMMENTS BY BOARD MEMBERS
ADJOURNMENT

NEW MEMBERS

NO new members were present

APPROVAL OF LAST BOARD MEETING MINUTES

The minutes were approved and seconded by the board

SOCIAL COMMITTEE REPORTS

Building 1 had a coffee and birthday reception. Building 2 had a pot luck

HOMEOWNERS COMMENTS

Frances Kovak mentioned an abandoned car in our parking lot with no license tags. Eulis and James are aware of this as it is tied up in probate court and cannot be tagged until it is settled.

OLD BUSINESS

A trash bin was needed for building 2. Roger found one that is usable so this will save us money

Mr. Williams will be consulted about pruning the flower bed in building two.

The air unit for the lobby area in building 2 has been replaced by Butler Heating and Air in the

Amount of \$4650.00

Photo cell has been replaced in lights in the back. They now work properly

The gate in the fenced area in the back was purchased by Roger and Eulis and replaced.

Otis elevator maintenance contract is on our new elevator in building one. We cannot use Otis for

Building 2 until the contract with Nashville Machine expires in July 2018. Lisa is going to check to see
If we can get out of the contract with Nashville Machine as it is more expensive than Otis

NEW BUSINESS
COMMENTS BY BOARD MEMBERS

Gary Reinke mentioned that there is a pile of shrubs in the shed area that needs to be removed. He saw a snake in it on June 24. We will contact Mr. Williams to remove this. He also brought up the ongoing conversation on getting the outside of the building painted. He had a contractor that was interested in doing this. In February Jane received a proposal from Mr. Fentress for a fee of \$99,000. Former president, Ernie Bates, had received two bids and Jane followed up on this. She will ask for a proposal in writing to state all the things included in this cost. Also, He suggested that Exit submit to the board a copy of all bills and paid receipts that total the line items on the balance sheet we receive each month from Exit. Jane goes over these each month on a detailed report. Gary and Eulis will now receive a copy also as requested,

Arlene Burgess suggested we get a locksmith to enter the Paynes unit 2408 which has been empty for 3 years. No one knows the condition of the inside as old food, water problems etc. The board voted that this should be done just for safety and security reasons. We have a lien on this property for HOA dues but it is tied up in court and has been for some time.

Virginia Locke mentioned the windows in Building one were cleaned last week. In building two there was a question about the sign-up sheet and the number asking for the cleaning.

Mary Lee Blair invited tenants in building 2 to please make use of our array of good books in the library In building 1. These are alphabetized by author and placed in correct categories on the types of books that they are. ie. Fiction, travel, best sellers etc.

Eulis Lancaster reminded us that the light out back was corrected by NES..He also mentioned that there is a web page listing us as a Senior Living facility which is incorrect and would be determinantal to the resale of our units. It should be corrected. He has also obtained a copy of the HICKORY BAY TOWERS deed and plot of land from the courthouse. With the church property being sold next to us, this is an important document for us to have.

Lisa with Exit reiterated that HOA checks from owners and tenants are picked up from the drop box on the 10th and end of the month. She encouraged each to use the direct deposit from your bank for easier accounting purposes for tenants.

Eulis made a motion the meeting adjourn and Gary seconded the motion

THE NEXT BOARD MEETING WILL BE IN BUILDING 1 ON TUESDAY, OCTOBER 9, 2017

President - James Arnold

Date

Secretary – Mary Lee Blair

Date