

HICKORY BAY TOWERS  
HOMEOWNERS ASSOCIATION  
BOARD MEETING  
AUGUST 14, 2018

Present: James Arnold, Jane Oberhellmann, Mary Lee Blair, Arlene Burgess, Bonnie Hartle, Mike Ward, Stan Williams, James Cardell, Gary Reinke, Exit Realty

Prayer: Jim Cardell

Introduction of new Member: Lavita Merry, 2109

Minutes from June Meeting: Mike made A motion for approval and Arlene Seconded it. Board approved.

Social Committee Reports: Building one had a breakfast and a birthday reception for tenants. Building two had a pot lunch dinner and an upcoming Brunch this Saturday.

Member Comments: Martha Satterfield 1411 said the carpet in the hallway outside her unit has large water spots and needs to be cleaned. She also discussed the plumbing problems we have with the old pipes and asked if they could be replaced. This would be a major job and would involve tearing out the walls in all units. This is not feasible. It was also suggested that units should replace the water coil that goes to the toilet with a new wire coil. One burst In a unit and caused water damage.

--- Jane Seinhauer suggested that the speed limit around the complex was too fast for the amount of pedestrians and dogs we have out walking. She also suggested we skip one grass cutting as the grass was turning brown. The Board had already taken care of that.

---Donna Johnson 1311, had a plumbing problem with water coming up her sink. The plumber said it looked like potting soil but tenants above and below her knew nothing about it. She had to call a plumber on a Sunday and had to pay extra for the call. \$280 for one hour and the board reimbursed her.

---Ernie Bates complimented the board on work that had been done in and around the buildings. The outside look very good since repainted. A keyless lock has been put on both back doors. If your key doesn't work , let Roger know. The back hallways look nice since the old wax was taken off and new wax applied.

New Business

---Some of the screens on the windows were damaged during the power washing of the window sills by the painters. If the damage on the screen was caused by the cleaners the board will pay for it. If the screens are just old the owners should pay for it.

---Stan is working on getting three bids for the trimming of 16 trees on our property. Some of the trees are touching the power lines and need to be trimmed. Lights in the parking lot are being repaired by the light company and they trimmed these trees back.

Stan is also getting bids on the gutters and painting for the carport area.

---Mr. Williams, our landscaper, would like a survey of our property to show where he should be cutting. The area in the front by the street, that is to be developed, needs the grass cut.

---Vandals broke the window out of the bathroom by the tennis court. It will be repaired. Water outlets in front of units will be repaired.

---Holt Plumbing is working on the 3 stacks in the three bedroom condo, 1101, on the end of the Building and it is being redesigned. It has water problems and now we know why

---Cars by the dumpster in the back have no tags and need to be removed. Also there is a white trailer parked in the front lot that needs to be removed. No one seems to know who it belongs to.

--- **Jane has set up the following** -Goodfred Window Cleaning has been scheduled to come to HBT to clean windows. The dates are September 12 and September 19 and will start around 8:30 am both mornings until all are completed that have signed up for that day. A signup sheet will be up soon for each building. The cost is \$50.00 to do inside and out and \$40.00 to do outside only. They do an excellent job and have come for several years now. You must be signed up on the list to be included. Payment is due that day.

Commented [O1]:

---Arlene suggested that everyone should put their parking stickers on their cars. She has the stickers for building two and Bonnie has the stickers for building one.

The bathroom door in building one by the party room does not close properly.

---Exit realty is conducting an audit of the Homeowners Association Books. Lisa, who worked with us is no longer with Exit . Exit also requested a contract.

Stan made a motion to adjourn and Jane seconded the motion.

THE NEXT MEETING WILL BE ON TUESDAY OCTOBER 9 IN BUILDING ONE.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
DATE

