

# Hickory Bay Towers Board Meeting

November 12, 2024

6:30 p.m. in the Party Room, Building #2

Those present:

|                         |                  |
|-------------------------|------------------|
| George Kemp             | James Arnold     |
| Ernie Bates             | Gary Reinke      |
| Lisa Pyles              | June Fennell     |
| Julia Crawford          | Brian Sheppard   |
| Robert Jones            | Judi Hespenheide |
| Darlene Shelton, RowCal |                  |

George Kemp opened the meeting. James Arnold led the prayer for wisdom in the Board's decisions. George asked for a motion to approve the October 15, 2024 minutes. James made the motion. Lisa seconded the motion and the Board approved.

Ernie presented the financial report. He again requested a separate line item in the financial report for the initial payment from the insurance company. Darlene stated that she would check into that possibility.

## November Financials

|                           |                   |
|---------------------------|-------------------|
| Total Operating Expenses  | \$37,393.24       |
| Less: Transfer to Reserve | <b>\$4,959.00</b> |
| Net Month's Expense       | \$32,434.24       |

|                            |                   |
|----------------------------|-------------------|
| Total Operating Income     | \$28,460.56       |
| Net income after Oct. Exp. | <b>\$8,932.68</b> |

## Current Bank Balance

|                       |              |
|-----------------------|--------------|
| Total Operating Funds | \$152,987.67 |
| AAB MM Account        | \$122,716.12 |
| AAB ICS Savings       | \$55,329.07  |
| Total                 | \$331,032.86 |

|                          |              |
|--------------------------|--------------|
| Less: Insurance Pmt/Roof | \$155,000.00 |
| Available Balance        | \$176,032.86 |

## Upcoming Expense

|                        |             |
|------------------------|-------------|
| Hart Property Advisors | \$2,500.00  |
| Otis                   | \$2,500.00  |
| RowCal - Point Tucking | \$18,000.00 |
| Owen's Plumbing        | \$15,940.00 |

There is also the issue that George Kemp is still owed approximately \$600.00 and Rob Jones is owed approximately \$100.00. These reimbursements have been owed to both George and Rob since as far back as August.

There was a discussion of the extra charge to RowCal for the tuck pointing. Rob reported that they found more extensive damage when able to examine the higher elevations. Also, additional costs were due to repairs around an outside faucet. Ernie asked about a portico column that had been

damaged. Darlene stated that the bid had been included in the packet. June will sign the bid and return it to RowCal. The license plate number was captured on the security cameras and George will contact the police department to obtain the identity of the truck owner in order to get reimbursement for the damage repairs.

Darlene inquired about a high use report. She asked if the leak was in a unit. Rob stated that it was due to a leak going into the pump house. TN-KY Sprinkler repaired the gaskets. Darlene will try to get a credit since the leak was not within the towers.

George asked Judi Hespenheide Unit # 1310 to explain the problem of barking dogs in Unit # 1312 next door. Judi has tried to contact Mike & Sharon Lyle the owners, also, the resident Dawn Hurst but has had no result. Judi is also tracking the hours that the dogs are barking each day. Sometimes as early as 5:30 a.m. and sometimes as late as 12:00 p.m. The animals are in the area next to the Hespenheide's bedroom. Brian Sheppard read the city ordinance regarding this issue. That point will be included in the letter that RowCal will send.

Darlene informed the Board that Christi Murphy is no longer with RowCal and a new person, Cody Kammerzell, is being trained.

She also stated that about 20 ballots have been returned. A reminder will be included in the newsletter. We do have ballots here on campus if someone did not receive theirs. Darlene will be here on the last day to pick up ballots if needed. A reminder will be placed on the HBT Facebook page as well. Gary Reinke stated that neither he nor any of his renters received the ballot. George stated that his went to his renter and she in turn brought it to him. Darlene said that there was definitely a disconnect at RowCal and that she would check into it.

George stated that we need to have an updated list property owners. He asked that Lisa Pyles and Julia Crawford work on that.

Rob reported that an animal caused a jack to kick over the weekend. James commented that Rob recognized what had happened immediately. He said that Rob did a very good job and he wanted the board to be aware of it. On Monday NES is to repair that and to also look at a pole in the back and a transformer at the back of Building 1 that has been leaking for some time. NES has come out several times but the leaked portion keeps getting washed away. They came out today and the transformer will be replaced. It will cause spotty outages within the building and it will take several hours to replace the defective transformer.

In relation to the leak in the pump house, Rob explained that there was at one time a pool in the back. The building containing the pump was also used to store the chlorine needed for the pool. As a result, the building and the pump have deteriorated to the point that the next time the pump develops a problem it will not be able to be repaired. The estimated cost of replacement at this time will be over \$50,000.00 to \$60,000.00. During the replacement period there will have to be someone walking each hall in a system called a "fire walk" since this pump provides the pressure needed for the fire department water hoses.

Another issue is that some individuals are not complying with the requirement to tightly tie all garbage bag. As a result, anyone transferring the garbage to the dumpster having to deal with used personal hygiene products, such as Depends. This a health and sanitation issue.

Gary Reinke inquired about the reason for a sewer line clog in Building 1. The occupant had been flushing bathroom wipes. The product advertises that they are flushable but the back of some packages state that it is not.

Rob the reported that a homeless person had parked overnight the parking lot. Both Rob and Jamie had spotted the vehicle. Rob reported the incident to the Hendersonville Police. Since there are children catching an early school bus the situation could not be allowed to continue. The police have come and driven around the campus and the problem seems to have been solved.

Brian Sheppard stated that he considered the tuck pointing was very sloppy job. Darlene will contact Tim Brewer and bring him out to look at what has been done.

Rob stated that the plumbing issues in the Wren condo have been resolved. The Wren's have cut a hole in the fire wall. A letter was sent from the fire marshal but the hole has not been repaired.

George brought up the issue of increasing the H.O.A. fee. He had suggested a \$30.00 increase and asked for a motion. Ernie Bates made the motion, James Arnold seconded and the Board approved.

Darlene confirmed that RowCal will take care of the Corporate Transparency Act Report.

Ernie asked about the nominations for the Board. Darlene will check on the dates from last year and will be mailing out a package. It was also suggested that a notice be placed on the bulletin boards in both buildings.

James said that some people had complained that the new elevator's door closed too quickly and that it was hitting people. He called Otis twice and they came out to adjust the door. Now some are complaining that the door closes too slowly.

He also stated that he had two suggestions. One was related to the gutter leaking by Barbara Fahey's condo. It was shoved back up into position, but James suggested watching it to make sure it is draining properly. The other suggestion/complaint was that the elevator bumped when stopped.

Gary Reinke is having issues with his fire detectors. He is going to see about getting the procedures to work on them and type them up for future issues.

Bob Reilly asked Julia Crawford to mention to the board that the light on his patio needed to be replaced. The response from the board was that Mr. Reilly is responsible for replacing the fixture with one that matches to other patio lights on the building.

Lisa suggested that the Metro policeman living in Unit # 1212 be asked to park out front to possibly deter homeless persons from parking in the HBT parking lot.

She also noted that the street light at the corner of the parking lot blinks for about 5 minutes before coming on. The issue is being addressed.

She said that several people had commented to her about difficulty finding parking places closer to the building. It was decided that a note would be included in the newsletter asking people to considerate of those who are older or have mobility issues.

June has purchased and donated to both HBT party rooms the Fire Blankets. The Board expressed their appreciation.

James Arnold made the motion to adjourn the meeting and there were numerous seconds.

