

Hickory Bay Towers Board Meeting
February 11, 2025
6:30 p.m. in the Party Room, Building #1

Those present:

Jane Klassen
George Kemp
Lisa Pyles
Mabel Lancaster
Gary Reinke

James Arnold
Brian Sheppard
Julia Crawford
June Fennell, via phone
Cody Kammerzell, RowCal

James Arnold opened the meeting with a prayer.

James Arnold made the motion to approve the January 27 minutes, George Kemp seconded the motion and the board approved.

George presented the treasurer's report.

February Financials

Total Operating Expenses	\$36,655.46
Total Operating Income	\$38,111.89
Net income after Feb. Exp.	\$1,456.43

Current Bank Balance

Total Operating Funds	\$171,842.16
AAB MM Account	\$142,742.52
AAB ICS Savings	\$55,374.52
Total	\$369,959.20
Less: Insurance Pmt./Roof	\$155,000.00
Available Balance	\$214,959.20

Upcoming Expense

Hart Property Advisors	\$2,500.00
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Gary Reinke asked about balance owed for past due assessments. George stated that he would look into it and report at the next meeting.

There was a lengthy discussion regarding parking in unauthorized parking areas. Also, a sign will be posted at the end of the building #1 carport stating that vehicles parked in that area will be towed. Rob plans to paint the asphalt to cover up the "Reserved" sign.

James asked if letters could be sent to the owners of vehicles that are unlicensed and inoperable. Cody stated that if we would get the unit numbers to him, he would send the letters. Cody can provide orange stickers to notify owners that unless the vehicle is brought into compliance they will be towed at the owner's expense.

Jane asked if the 3 Japanese maples had been planted. Julia stated that they were planted on December 21 and that June paid the nursery personally. She has submitted the invoice for reimbursement.

The reserve study inspection has been completed and we are now waiting for the report.

Brian reported that he purchased the key boxes from Kennedy Locksmith for a total of \$438.03. The Board will have to decide how to notify H.B.T. residents of the availability and also the possible expense to the resident should the locksmith have to be called in case of an emergency if they choose to not

have a key in the key box. One box will be installed in a secure location in each building. All board members will have access to the key boxes and will accompany anyone with legitimate reason to access a unit. Brian stated that if there was not one already in existence, it would be good idea to create an operation manual.

The portico in Bldg. 2 now has new lights and the signs have been replaced. The benches need to be replaced since they no longer safe. George will check on purchasing cast iron or concrete benches.

Rob will be replacing the fluorescent light as the ballasts go out. He will install flush mount LED lights. Brian has a connection that can give us a good price on the lights. Gary asked about buying in quantity. Rob explained that there is insufficient storage space to do that.

Unit #1201 is having multiple water issues, clogged drains, etc. The resident was told to contact Accurate Plumbing to fix the problems.

Due to the extremely cold temperatures, Rob has made trips about every 2 hours to the pump house to prevent the monitor system from going off. The current heater is a 110-watt heater. Brian asked if it would be possible to have a 220-watt in that area. Rob stated that a 220 line could be run to a plug but he requested that a licensed electrician do that work. The other option would be setting a propane tank and installing a heater with a thermostat. Cody is to call A & E to get an electrician to run the wire for 220. That will enable a larger heater in that area.

Gary inquired if some type of insulation could be used. It was decided to proceed with the heater, then investigate what type of insulation could be used.

Rob has tried several different products to close the gap in the back doors of Bldg. #1 but none worked. The other option is to replace both front & back doors in both buildings. George stated they are old, damaged and just need to be replaced. It will be very expensive and he suggested waiting until this fall.

The side walk at the back corner of Bldg. #1 has been damaged. Rob has a bid for repairs but there are water lines underneath the concrete that will have to be cut. He will need to relocate the lines in order to wash the garbage buggies out more easily. Rob also stated that both buggies are in bad shape and will need to be replaced in the near future.

Brian inquired about having a volunteer clean-up day sometime in the spring. The Board responded that it was a good idea.

Jane asked about getting the fountain going again. June stated that the pipes from the meter to the fountain do not leak. The actual basin is where the leak is located. It was decided to revisit this issue in the spring.

James made the motion that the meeting adjourn, George seconded the motion and the board approved.