

Hickory Bay Towers Board Meeting

October 15, 2024

6:30 p.m. in the Party Room, Building #1

Those present:

George Kemp

Ernie Bates

Lisa Pyles

Julia Crawford

James Arnold

Gary Reinke

June Fennell

Brian Sheppard

George Kemp opened the meeting and James Arnold led the prayer. George asked for a motion to approve the minutes for September 10, 2024. James Arnold made the motion to accept the minutes. Julia Crawford seconded the motion. The board approved.

There was a discussion regarding the non-payment of reimbursement request by RowCal. The example given that George Kemp has not been reimbursed approximately \$600.00. Several other situations have created considerable concern. The following discussion concerned the possibility contacting other management companies or possibly a CPA firm.

This discussion also covered the promised amendment packet that has not been received. George was asked if a RowCal representative had planned to attend this meeting. Darlene had replied to George's call that she had a previous commitment, but he received no word from Christi.

The Hart Reserve Analysis questionnaire will be completed by George and returned this week.

Regarding the plumbing issues in Building 2. Rob had difficulty tracking down the source of the leak because he was not able to access Unit # 2406, Mark & Deborah Wren. The Wren's were in Florida.

Access was finally allowed and the repair was made. The process included having to shut off the water to Building 2. After the repair to the stack was made and an attempt was made to turn on the water back on and the back-flow valve would not shut off. It was found to be severely corroded. The water had to remain shut off. Owen's Plumbing worked overtime to build a new back-flow valve and the water was restored around lunch time the next day. That resulted in debris being loosened in the stack water lines. This necessitated checking each unit in the stack to clear lines.

The subject of needing to have a key to each condo in a secure but accessible location in case of a medical emergency or emergency maintenance was discussed. Brian Sheppard agreed to investigate the best method to accomplish this with Kennedy Locksmith.

June Fennell reported that the pin tucking was in progress in back of Building 2. There are issues with the company blocking off the entire back of the building. This caused a problem for the individuals that needed access to the dog park or the carports. Rob stated the he would talk to them the next morning about making an adjustment to the area that had to be blocked. The procedure will be completed on Building 2 next week.

Ernie Bates gave the treasurer's report. He stated that we paid out \$30,000.00 more than was received as income. Next month we will pay out \$20,000.00 more than received.

September Financials

Total Month's Expenses	\$64,789.89
Less: Transfer to Reserve	\$4,959.00
Net Month's Expense	\$59,830.89

Total Month's Income	\$29,354.99
Net income after Sept. Exp.	\$35,434.00

Current Bank Balance

Operating	\$162,459.27
MM Account	\$117,731.86
ICS Savings	\$55,317.33
Total	\$335,508.46

Less: Insurance Pmt./Roof	\$155,000.00
Available Balance	\$180,508.46

Upcoming Expense

Hart Property Advisors	\$2,500.00
Plumbing Rprs./Bldg. 2	\$20,000.00
RowCal-repr. mortar /bldg1&2	\$12,000.00

There have been reports of persistent barking from the dogs in #1312. Units adjacent to and across the hall in particular are affected. Other units on that hall have stated that they also hear them, an individual on the other end of the hall reported that she could hear them. Members of the board are to contact the resident. If that doesn't work that RowCal will be requested to send a letter.

There has been an inquiry regarding service dogs. Someone that is interested in buying a unit has a service animal and would like to know if there is any rule not allowing it. The unit owner was told after the board meeting that a service animal will be permitted.

The topic of multiple signs being posted on doors, walls, in the elevator and on windows was presented. It was decided that notices could only be permitted on the bulletin board. All others will be removed.

It was requested that a newsletter be compiled and posted. Lisa Pyles agreed to do this.

A renter in Building 2 complained that the door in the new elevator is closing too quickly. James Arnold will contact Otis Elevator send a maintenance person to check the problem.

Brian Sheppard reported that there no viable options for a grant for residential situations.

The next topic of discussion was the need to increase the monthly assessment to \$320.00 due the increase in utilities as well as the need to maintain the premises.

George asked about the suggestion boxes. Lisa said that she had retrieved one suggestion. A homeowner has requested that the dead trees near the first entrance be removed. George had spoken with Jamie, the landscaper, about this last spring. He will contact Jamie again. Lisa distributed

2 keys for the suggestion box to James Arnold for Building 2. The other key for Building 1 to Julia Crawford.

James reported that Unit 2201 is not able to receive notification when Kroger delivers her groceries. June Fennell is to see if the correct phone number is in the entry system.

James Arnold moved that the meeting be adjourned. Ernie Bates seconded the motion & the board approved.

The next board meeting will be Tuesday, November 12, 2024 at 6:30 p.m. in Building 2.