

HICKORY BAY TOWERS
BOARD OF DIRECTORS MEETING
DECEMBER 10, 2019

PRESENT: James Arnold, Jane Oberhellman, Kim Walsh, Stan Williams, Mike Ward, Jim Cardell, Carolyn Kovac, Bonnie Hartle, Mary Lee Blair, Julia Brinkley, Exit Realty

PRAYER: Jim Cardell

WELCOME NEW ATTENDEES: Linda Moore, 1409 , William and Pat Thacker 1306

MINUTES FROM LAST MEETING; Minutes were read from October Board meeting by Secretary.
Mike made motion to approve and Bonne Seconded.

SOCIAL COMMITTEE: Building one had a Christmas party and building two had a potato bar, decorated for Christmas and a Christmas party with entertainment

Notes from Board Members:

Stan: Curbs that were damaged have been repaired. Fire Hydrant out front had to be raised and filled in for a cost of \$3300. A meeting will be held with fire inspector for exactly what we will need to do for the inspection of fire alarms in each unit.

The patio door in the party room was replaced by Mary Lee due to a new color she installed in her unit.

Future budget items that we need to consider are: Carport parking repaving area, \$15,000, Landscaping for island \$1600, upgrade of lobby areas
Windows need replacing in exercise room

Jim: Discussed what will need to be done to inspect the fire alarm unit in each building. The unit will need to be occupied at the time of inspection.

Carolyn: Mentioned illegal parking will be enforced especially in the handicap section. There are many around building two that are still parking illegally.

James: We need the names of any nominated for the Board for 2020. Ballots will be mailed to those that are not on property. Eulis will oversee the proxy and votes again this year. Thank you.

Jane : Presented an excellent Budget presentation of our Association--- where we were, where we are now and where we need to be in the future, Our HOA FEES were increased this year by \$25. These are notes for future capital improvement: The fee is now \$235 per month.

Elevator building 2 - \$100,000

Exterior of buildings \$100,000

Paving of parking area \$200.00

We have \$144,000 in reserves and should have \$480,000. One half of our income goes to insurance, water and utilities. Our insurance is up 7% (\$5000) this year.

We need to keep our buildings updated on repairs and maintenance. We have not had a fee increase in two years. Jane does our newsletter to save us \$12,000 per year,

A copy of this presentation will be left in the library for all to view.

Eulis: talked about our sprinkler system and a different law went into effect in 2005. Eulis will over see the election of officers in building one JANUARY 14, 2020 5:30 to 6:30.

DISCUSSION BY OWNERS;

Buddy: mentioned that we lost \$20,000 rental from Sprint when their towers were removed from our property

Margaret Hackett: asked if there was anyway we could put a dimmer on the lobby lights late at night to save on the electric bill

Michael: Discussed the cost of water and garbage covered here .Other facilities do not have this amenity. It was discussed but there is no way we can separate the water bill in the units.

Buddy: Was upset with Exit because he said his phone calls were not returned. This involved his HOA check at one time not being processed until late. Julia with Exit spoke with Buddy after the meeting to help resolve the issue.

Linda Moore: mentioned she did not receive any information or welcome letter when she moved in to her unit. This information should have come from the real estate agent or exit.

George Holt: He does not see why folks that do not own a parking space in the the back should have to pay for the resurfacing back there. In the bi-laws all unit owners take care of property in equal proportion. He also said there was trash all over the floor by the trash bins. Occupants should be more considerate of space around garbage bins.

Ernie: Thanked the board for the work they had done this year.

Jim made a motion the meeting adjourn and Bonnie Seconded.....

The next board meeting will be on January 14, 2020 , 7PM for the election of the Board for 2020 in building one. Building two will install the same board members as this year. no change