

Hickory Bay Towers

Happy Holidays

Dumpster area:

Trash not originating from Hickory Bay Towers is being put into our dumpsters. A sign will be posted that reads "Trash not originating from the HBT is not allowed in the dumpsters". We sometimes run out of dumpster space for this reason.

Special allowance:

Lobby improvements were discussed for building 1 and building 2. It was proposed and passed for each building to spend \$2,000 for each building to freshen up their respective lobby areas.

Resident calls:

Resident phone calls concerning maintenance and repairs are to be directed to Halo. See information on bulletin boards for phone numbers

Board Elections

The sign up sheet for the 2024 Board of directors will be posted on the bulletin board in both buildings by December 7, 2023. All positions are up for election with 4 individuals to be elected from each building plus 1 at large position. Please consider volunteering to serve on the board. The elections will be held in 2 locations. In building 1 Four board members will be elected and votes will be cast for an at large position. In building 2 four board members will be elected and votes will be cast for the at large position. Each homeowner running will be required to be in good standing with HOA fees and violation policies. After nominations are made, HALO will send out the list of nominees and the proxy forms for the election to be held January 9, 2024 homeowners meeting. Our bylaws require that a quorum which is 59 homeowners be met for the election. **Each Homeowner needs to vote or give the proxy to another homeowner for their vote to be cast.**



Website:

The board is looking for someone to update the facebook page and website. If anyone is interested please contact George Kemp.

Balcony Report:

Halo is to contact potential contractors to get quotes on the balcony repairs for building 2.

**Roof Update**

We continue to work with Centennial Roofing on the roof repairs. The roof reimbursement is still under negotiations between Centennial and our insurance company. More engineers were here in October to review reports. We do not know when negotiations will be completed.

Elevator

Otis elevator is currently ordering parts and working on a schedule for the elevator in building 2. Meetings are on going in order to prepare for the installation due in the end of March 2024.

Portico building 1:

Halo is to get estimates to repair the portico on building 1. We have an open accident report with Amazon . We will submit repair estimates so that Amazon will reimburse us for the repairs. We will place signs on the porticos of the height restrictions.

Budget:

The budget was passed out to the board this month for discussion. Voting on the budget was postponed until the December board meeting. No increase in maintenance fee is expected.