

Hickory Bay Towers Board Meeting
March 11, 2025
6:30 p.m. in the Party Room, Building #2

Those present:

Jane Klassen
Brian Sheppard
Julia Crawford
Gary Reinke

James Arnold
Lisa Pyles
June Fennell, via James Arnold's phone
Cody Kammerzell, RowCal

Absent: George Kemp
Mabel Lancaster

James Arnold opened the meeting with a prayer

Jane asked what was the procedure regarding vehicles that are inoperable. Cody listed options including towing of the vehicles. He has orange stickers for such vehicles giving a warning and also a time frame in which the vehicle can be towed at the owner's expense. It was decided that a board member would place the stickers on the designated vehicles.

James made the motion to approve the minutes for February 11. Jane seconded the motion and the board approved.

George Kemp was ill so Jane reminded everyone that all the financial information was available online in the portal. Also, Cody provided all the Board members with complete copies of the financial reports.

Jane asked June if she had received her reimbursement for the three Japanese Maples. June replied that she had received the reimbursement.

Rob asked June if Clearline had been in contact with her regarding the entry system. He had called her the day before through the entry system and it rang but there was no answer. Jane stated that she would try the system to see if it would work.

The next topic was the persistent leak in Unit # 2407. The difficulty of finding the source of the leak was discussed. Jane will contact the owner of the unit.

Jane inquired about the situation with the elevator in Bldg. 2. Rob explained that Otis has been out a number of times to check on the issues. It was also stated that the elevator maintenance is under warranty through August of this year.

During a recent storm two residents on the 5th floor reported hearing banging on the roof and what sounded like an animal or bird crying. Rob had checked the area for any problems and did not find any evidence of a bird or an animal.

The subject of the HVAC running continuously in the lobby area was discussed. There has been the problem of a resident turning off lights & resetting the thermostat after Rob had set it at a temperature to prevent the pipes in the ceiling of the outside lobby from freezing during the last round of extreme cold. There is now a box over the thermostat to prevent it from being changed. Rob stated that he is waiting for Butler H.V.A.C. to come out & reprogram the thermostat.

The exercise room in Bldg. 2 was discussed. The equipment was donated by some of the building residents. Jane stated that some of the equipment was in bad condition and possibly dangerous to use. She wondered about the possibility of budgeting to gradually purchase a few new pieces of equipment to replace the ones that no longer worked properly. Rob mentioned the difficulty of disposing of the non-working equipment. Brian Sheppard stated the he knows of a man that will pick up metal equipment & will give Rod the contact information. Cody can write a letter regarding this.

The next topic mentioned was the unusable tennis courts. Brian Sheppard suggested that it be used as a Pickle Ball court since that is very popular now. Jane commented that she has also had some residents ask about turning it into a Pickle Ball court. Gary Reinke commented that we should investigate H.O.A. documents to see if the change could be made.

Rob stated that before anything was done to the court that the undergrowth around that area will need to be cleared. He said that he could do the clearing, but would need to rent a couple of pieces of equipment for the work. There is also a need to clear the area that is behind the lot where the current storage buildings are located. That area had been used as a garden area for the residents. Jane asked if this area could be cleaned in order to allow more storage units. We have several residents who have asked about getting a storage unit. She also suggested some gravel be added for easier access to the area.

We had recently discussed replacing the carts in each building. Rob had stated in an earlier meeting that the carts he used to transport the garbage to the dumpster were in bad condition. Jane went on line to get prices for grocery carts. She found new ones \$150.00 and used ones for \$100.00 to \$125.00.

Lisa suggested that we make a list of the many issues that need to be addressed in order to decide what was most urgent and what could be budgeted.

Gary Reinke stated that the sidewalk behind Bldg. 1 is broken. The sidewalk is not wide enough to accommodate when equipment is needed. Rob said that he needs the sidewalk removed in order to repair water lines underneath. Chris Brognan turned in a bid for repairs and for widening the sidewalk to George. George was to have turned it in to RowCal. Julia suggested that Rob get another copy of the bid from Chris in case the original had been misplaced. Jane also knows someone who might also like to bid on the job.

Jane gave Rob the original, signed copy of the landscape contract to be given to Jamie.

Cody had sent a bid from Milliken to all board members, but that has been put on hold until after more investigating the issue in #2407 is done.

Julia inquired if the hole in the fire wall of #2406 has been repaired. Rob said that it had not been repaired. Jane will contact the Fire Marshall's office.

Brian stated that he will need volunteers to sit in the lobbies of each building to explain the purpose of the key box and accept the keys turned in. Julia volunteered for Bldg. 1 and James for Bldg. 2.

Rob requested that any board member that left the board be diligent to turn in their set of keys as he does not have copies of keys to the boxes. Also, to make clear to all residents that he has a key to the closet only and not to the key box. Only board members are to have access to the keys locked in the box.

It was also agreed that a notice should be placed on the bulletin boards of each building when Rob is on vacation or not on campus for a period of time. He has received a number of calls while away and was unable to assist with issues. Brian requested that Rob create something to put on the bulletin boards to make everyone aware and direct them to contact a board member.

Brian asked about the status of getting 220 to the pump house. Rob commented that the 220 is in place. The need is to get a licensed electrician to connect the mechanisms. He has given the information to the board and it was turned over to RowCal. Cody stated that he had talked to A & E Electric and would give them another call. Brian also said that he would like Rob go look at the pump house with him to see if anything could be done to weather proof the area.

James moved that the meeting be adjourned. Julia and Jane seconded and the board approved.