

**Minutes of the Board of Directors of
The Hickory Bay Towers Home Owners Association
December 13, 2016**

The meeting of the Board of Directors of the HBT HOA was held in Building 2 at 7 PM
In Hendersonville, Tennessee

BOARD MEMBERS PRESENT

Ernie Bates, James Arnold, Arlene Burgess, Bonnie Hartle, Mike Flynn, Jane Oberhellmann,
Mary lee Blair

ABSENT BOARD MEMBERS

Virginia Locke and Gary Reinke

PRAYER

Ernie Bates

INTRODUCTION OF FIRST TIME ATTENDEES

Francis and Carolyn Kovac #2511

COMMENT BY TENANT.

Coleen Helm mentioned there is a black spot on the ceiling tiles in Building 1 first floor.
This will be checked. She also thanked everyone for Christmas cards

Pam Frazier brought up the fact that there is a truck on cinder blocks by carport #1 and a
car with a flat tire. Our by-laws state this is not permissible. She also suggested that we
should not have parking spaces by the dog walk. There are cars without the proper
registered stickers for HBT. Jane will prepare a note to put on cars without stickers. This is
posted on our bulletin boards and also published in our newsletter regularly.

Mr. Overton expressed his concern and disagreement over the raising of the HOA fee to
\$210. If an assessment is made on owners it may be very difficult for folks to pay. President
Bates addressed the issue and mentioned the current cost of items for this year and what
would be forthcoming. He also mentioned the Sprint \$20,000 that we no longer receive,
which was an asset in our budget. Therefore, \$16 of the HOA increase will help replace this
loss.

APPROVAL FOR THE OCTOBER MINUTES

James Arnold made a motion to approve the minutes of the last meeting and Mike Flynn
seconded. All board members approved.

SOCIAL COMMITTEE REPORT

Building one mentioned a coffee, Birthday celebration and a Christmas get-together. Susie
Turner has started and Exercise class in building one party room two days per week.

Building two mentioned a chili supper and a performance by Chris Golden which was well
attended and enjoyed by all. The served some excellent food also.

TREASURERS REPORT

Jane mentioned we have the recent report of financials for the period, and these will be placed in the library in the proper books.

SECRETARY REPORT

Mary lee mentioned our upcoming Board member election and asked that everyone remember to turn in their ballot at the meeting in January. Try to meet the people that are on the ballot so you will know them.

MEMBER AT LARGE

Mike Flynn addressed the new concrete work that has been completed on the front and back curb of building one and a few other touch up spots. Mid Tennessee did the work and did a good job. A few bubbles were repaired on the roof also for a cost of \$1,000.

Arlene Burgess thanked everyone for all the help in decorating building 2. Both the buildings are very pretty with Christmas decorations. She also introduced a gentleman from her building, Mike Ward, and reviewed his resume. He is interested in being on the board for 2017. Laura was recognized for removing all the spider webs from the front of the buildings and the fence across the front of our property.

MANAGEMENT COMPANY

Lisa mentioned that the new coupon books and envelopes for the drop in slot or for mail payment have been distributed.

OLD BUSINESS

Ernie Bates and James Arnold went to court to review our Fraud case. We received \$18,000 and paid \$13,000 for our attorney fees. It was an all day event.

Otis Elevator will be here on January 19-23 with the elevator being out of service. A note will be put on bulletin board to notify homeowners to schedule any activity before or after these dates. Mike's son in 2501 has volunteered his services during this time to help Building 1.

Ernie Introduced all the current Board Members and upcoming nominees.

Arlene thanked Ernie for his excellent leadership as our President.

Mike Flynn made a motion the 2017 budget be aproved and Arlene Seconded the motion. The board approved the budget.

Mike motioned the board to adjourn and Bonnie seconded

The next Board meeting will be February 14, 2017 in Building 2.

BE SURE TO COME TO THE JANUARY MEETING FOR OUR BOARD MEETING ELECTION.

President

Date

Secretary

Date

