

MINUTES OF THE Board of Directors  
Hickory Bay Towers Association  
June 13, 2017

The meeting of the Board of Directors of the HBT HOA was held in Building one in Hendersonville, Tennessee

**BOARD MEMBERS PRESENT**

James Arnold ,Jane Oberhellmann, Bonnie Hartle, Gary Reinke, Eulis Lancaster, Virginia Locke, Mary Lee Blair, Carol Plemons, Exit Realty, Arlene Burgess

ABSENT....Mike Ward

PRAYER

Ernie Bates

**APPROVAL OF MINUTES**

Minutes were approved by Jane Oberhellmann and seconded by Virginia Locke

**NO FIRST TIME ATTENDEES**

**SOCIAL COMMITTEE REPORTS**

Building one had a quarterly birthday reception

Building two commented on the great turnout for the picnic for both buildings to have together under the pavilion

**HOME OWNER COMMENTS**

...David from Building one suggested that homeowners place a combination of vinegar/baking soda in drains to help keep them clear. We currently use a cup of bleach once a week.

Ongoing is our pet problem. There was an accident in one of the elevators in building one and the owner of the dog did not clean it up. We need to enforce our rules on pets and begin placing a fine to the owners. It has been discussed by the board....

... Colleen from Building one suggested we post an agenda of our upcoming board meetings on the bulletin board prior to the meeting. The board will begin this process.

She said many things that are mentioned in the newsletter and board meeting minutes are not followed up on by solutions in the next minutes or newsletters.i.e..Pest Control which comes quarterly. Home owner issues are not followed up. We should not put things in newsletters if it is not enforced. The bench in hallway of building one is always filled with magazines, food, items for give away, etc. This should be placed in the

party room and not left in the hallway. Wheel chairs and walkers should not be left in the entranceway.

...James gave a THANK YOU to the board members for all their help ongoing. Also to Jane and Stephanie for the new DOG WALKING signs.

### **OLD BUSINESS**

...Eulis said the drain issue is ongoing. Both the main drains flow off to the street side of the building. We are still prospecting the idea of having them flushed out.

... Jane discussed the painting of the railings and outside of the buildings. This should begin in September or October as the weather cools down. If we have enough cash on hand we will have both buildings done at the same time. This will include, railings, outside trim and gutters. The job will take 5-6 weeks for completion.

...James discussed the purpose of the pump house outside the building. If you hear a bell and see a red light flashing call James, Roger, Eulis or Ernie. If we had to replace the pump it would cost around \$100,000. Three lights went out on our entrance way and Roger called the electric company. Also lights by the dumpster blink. The electric company took care of these problems for us.

### **NEW BUSINESS**

... Condolences to Nancy Key in the loss of her Husband

... HVAC in building 2 lobby level has to be replaced. Building one will be repaired if possible. The cost of unit replacement is \$4,600.

... Garbage bin for building 2 needs to be repaired or replaced. Eulis is working on this with Roger.

James Arnold mentioned plumbing problems---You need to call a plumber that is familiar with our buildings. The main shut off valve shuts on a stack of condos from lower to upper level. We don't need to do this unless it is absolutely necessary as it affects the all condos in your stack. I.e.1102, 1202, 1302, 1402, 1502. If you need a plumber call your board member to inquire who is familiar with our buildings.

...The lock on the back door of building 2 will soon need to be replaced. We would like to put an electronic lock as on the front door at that time.

...Jane Oberhellmann mentioned the cleaning of the storage area out back. The deadline to have your area and storage cleaned is by August 1, 2017. We want to be able to mow around that area and keep the weeds out.

...Eulis Lancaster mentioned the pump house phase of 3 lights was out because it was not hooked up by city but it is fixed now.

... Arlene mentioned that the weeds in the front of building two need to be pulled. This needs to be attended to

...Virginia mentioned we still are having problems with the drains in building one and we need to get the main drain cleaned out.

...Gary Reinke asked how our Comcast was since we had new wiring put in. If we request any other wiring that Comcast they must use their own wiring. Comcast removed about 900 feet of wiring when they rewired for us. If the unit was unoccupied at the time of installation the techs could not get in to install the new wiring. There were a few units like this.

...Mary Lee Blair thanked the social committee for an outstanding combined picnic. The food and comradery was excellent.

Exit Realty suggested if you have a condo for sale, please call them as they have about 20 calls per week requesting availability

A motion was made for the meeting to be adjourned seconded by Bonnie

**THE HBT BOARD MEETING WILL NEXT BE IN BULDING 2 ON TUESDAY AUGUST 8, 2017.**

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James Arnold President

\_\_\_\_\_  
Date

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Mary Lee Blair, Secretary

\_\_\_\_\_  
Date