

HBV Board Workshop

October 21, 2020

In Attendance: Bryan, Briggs, David, MK, Marlene, and Carol
Rusty was unable to attend.

- Guest: Harold Tilley, Appalachian Management Services

1. Meeting with Appalachian Property Management. Bryan forward the documents and cover letter to you.

Appalachian Property Management Services (APMS) was started in 1986. He (Harold Tilley) is bonded and wants to make sure all Associations have good insurance.

He plans to distribute financial statements to the Board once monthly and quarterly to the unit owners. He is also requesting Workman's Comp for John. He would also have someone to keep check on John. As a suggestion, he recommended we find a "back-up" for John incase he is not available. He has 7 people working in the office. All dues and Special Assessment payments would be sent to his office. There will be a website to show owners all information. All large capital issues will be handled by the Board.

He suggested the Board write a policy for trash on the decks stating if it is not removed, we will have it removed at owners/renters expense.

Harold is to give us a cost sometime next week.

We had a very good discussion with Harold with many questions and answers.

2. David Hellenthal applied for the position. I sent you his cover letter and resume, and numerous emails requested the position.

When we hire someone, we will respond to David. The Board feels we do not need to hire an owner for this job for privacy reasons.

3. Illegally parked vehicles have been removed or towed. I will check when I return on Sunday that they did not reappear.

4. B 105: renter who refuses to leave has cleaned up this area. Letter was sent by homeowner telling him to leave by 11/30/2020.

Bryan managed to get inside the unit and found it to be disgraceful. He took pictures and sent them to the owner who lives in Hawaii. They have reached out to an attorney but not much can be done at this time because of the Covid ruling. Bryan did say the outside has been cleaned up.

5. Discussion of deck items on front decks. What to do with homeowners who refuse to move the items, and he sends us rude, disrespectful, and vulgar videos? Did you all watch the video to the end? Need I say more?

Briggs reported that the owner next to him will remove the "junk/stuff" outside their unit. He also feels that we need to uphold our policies because we cannot do for one and not allow another. The owner in D Building has a large container with approximate dimensions of 2 feet by 3 feet and 2 feet high outside and refuses to move it because of the flooding. We are waiting to hear from the contractor about fixing the flooding. The cost is \$30,000 and will be taken out of the Maintenance Fund.

6. Update on F building demolition. Second draw has been requested.

MK will pay \$12,000 which is due on Friday.

7. Emergency repair of 1st floor front decks by units 121, 122, 123, and 124. Uthagrove is repairing it today, it is a one-day repair, and the cost is \$970.00. This was a safety issue and the deck fell through on Monday. Letter went to the above homeowners.

MK was not satisfied with the job Uthagrove did on the deck. They left a mess and if it is not cleaned up, she will reach out to David/Bryan.

8. Update on homeowners requesting sliders for F building renovation.

A survey was sent out and the results were shared with David. Owners need to commit and order and pay Lowes for the doors now so as to not hold up any construction. David will give a heads-up to Upthagrove.

9. Bryan and I did a walk through and around of each deck and building. We made a maintenance list for John. We sat with John and went over it. I will update the progress on this.

10. H Building drainage. Bryan and I met with Upthagrove. Waiting for proposal.

11. F building renovation - waiting for final numbers.

12. D building project (road and drainage issue)

Waiting to hear from contractors.

13. Parking suggestions.

(John has placed "No Parking" signs behind the A building and beside the B building on the sheds back there.)

14. Other issues the board wants to discuss.