

## HBV Board Workshop November 11, 2020

Attendance: Briggs Allen, David Bender, Marlene Rockwell, Bryan Martin, Rusty Mellette, MK Brennan, and Carol Robinson

1. Bryan to share about Tarheel Basement Systems.

Bryan shared with us the difference between the Tarheel and Uthagrove approaches to repairing the water/spring under H Building. Tarheel would make a small shallow drain and include a sump pump and dehumidifier which in time, we most likely would have to replace. It would also increase our electric consumption. Their cost is \$20,000. Uthagrove would not need a sump pump or dehumidifier. They plan to seal the walls and put in French drains to divert the water. Their cost is approximately \$24,600.

2. Bryan to share the attorney's advice regarding the Appalachian Property Management's (APM) contract.

The attorney found several points in the contract that were not clearly stated.

- Confusion about work being done by contractors
- Charges for forms completion
- Changing the word "manager" to "agent"

Changes will be made concerning these points in the contract.

No changes will be made regarding:

- The agent plus 2 attorneys have sole control of the funds (dues).
- The agent being released from responsibilities—liability release.

MK suggested we need some policies for Board Members.

3. David to share updates on the engineering and construction of the F building. Do we have a proposal for the cost of renovations?

IONCON is in a turmoil because they lost some people which is why we have not received final plans for the decks until now. We made a partial payment of \$10,000 leaving \$7500 due. IONCON waived the \$7500 fee due, so we are paid in

full. Uptagrove is preparing for the cost of renovations. There is a possible increase in cost due to change orders. They are trying to keep it close to the \$345,000 as possible.

4. MK to share the treasurer report.

HBV 11/11/20

Bills paid

Town -

water/sewage	10,013.23
DiSanti	270
Skyline	36.86
Insurance	1864.51
John Fuller	310
Spectrum	3822.61
New River	199.85
total	16,517.06

1st Community

checking	39,442.09
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25 HOA dues to be paid yet

Delinquent HOA	3435
Delinquent Spec Assess	2830

5. Special Assessment increase.

The Special Assessment increase is all hinging on the Proposal for the F Building.

6. Any other concerns or suggestions?

Marlene received quote for new windows and doors from Lowe's and Henson Building Supplies. Henson Building Supplies is less expensive than Lowe's.

Carol suggested we all keep in mind what policies we need to write for the Annual Meeting (fireplaces changed to gas, etc.)

We adjourned to a Board Meeting.