

COVINGTON CLUB, INC.
June 11, 2019—Board Meeting
Merkel Condo

The meeting was called to order by President Mark Merkel at 6.30 pm.

A quorum was established.

Members present included Jamie Banowetz, Annie McAlexander, Gayle Burns, Gary Robinson, Brenda Taylor, Bob Flesher and Diane Bowlin.

The minutes from the previous meeting were read online previous to the meeting. A motion was made by A. McAlexander and seconded by J. Banowetz that the minutes be approved. Motion carried.

No Homeowners present for the open forum.

Treasurer's Report

Homeowners late paying their June fees included Jamey Justice, Woody Klepfer, and Janet Benninghoff. Win Fisher has not paid his late fee for May, but it was determined that he overpaid \$30 his condo fees by \$10 per month for 3 months so we called it even. It was reported we are approximately \$2990 over on our snow budget this year.

Unfinished Business

Audio/Buzzer system. A. McAlexander reported that the remaining parts will be in soon for Bldg. 1 and hopefully the installation will be completed by the next board meeting.

Electrical on East Side Drive

Tom Jones has been working with a new electrical company to repair the east drive lights. LED lights will be installed. They should be repaired before the next meeting. A motion was made by A. McAlexander and seconded by G. Robinson to ok the LED lights. Motion carried. A discussion took place on street light replacements because the board has spent much money on repairs. We discussed removing them from the yards and placing them across from the buildings. A suggestion was made to leave them as they are and replace but delete a few. We need to get an estimate on replacement. A motion was made to get a plan together to redo all yard lighting. Motion carried.

Trash Pick Up

The trash was missed again last Friday. A call was made to report the missed pickup and the trash was picked up the next day on Saturday.

Relocate Air Conditioner

G. Burns asked permission from the board to place her unit on the ground from the roof because of safety concerns. Her contractor found that the air handler platform had rusted legs that are affecting the integrity of the platform on the roof. J. Banowetz made a motion and it was seconded by A. McAlexander to allow the Burns to place the unit on the ground. This will take place in the fall. G. Burns will speak to her neighbors to see if anyone else wants to locate their units on the ground. The more homeowners willing to do this the cheaper it will be.

Plans for Patio Enclosures on Bldg. 1

Plans to enclose D. Bowlin and Win Fisher's patios were presented. A motion was made by A. McAlexander and seconded by G. Burns that the plans be accepted. Motion passed.

Grass Damage on the Back Drive

The ruts made by construction vehicles along the back drive have been filled and seeded as well as the front east yard. The deep tire marks made at the back of the building have not been filled and seeded.

Power Washing the Front of Building 4

This has been done and paid for by some residents in building one. Drainage going along the ground/underground away from the building needs to be cleaned out. Shoda can do this. It was not included in the bid from Interior Channel.

Edwin Fishers Correspondence

Gone over by the board. He seems to be okay with his concerns now.

Mark Giaquinta Emails

Gone over by the board. His concern is the language relating to the patios located on common ground and he wants the language changed. He indicated he would help rewrite the language and consult with Josh Neal free of charge to the board.

Building 4 Landscaping and General Landscaping issues/changes

A motion was made by G. Burns and seconded by B. Taylor that we spend up to \$5000 to trim, pull old and possibly plant new landscaping. We will be maintaining the front sides of the buildings only. Mark will contact Jay Roselle.

Other

Building 1 Basement water issues. Gary emailed everyone the quote from Interior Channel. Mark wants to try another solution. Possibly fix the drainage problems first before spending 9-10 thousand dollars. The basement walls definitely need fixed soon. They are deteriorating. Further discussion needed.

Resignation

Bob Flesher is resigning from the board. He is moving June 20, 2019. The board thanked him for his service.

The next meeting will be held on July 9, 2019.

A motion was made and seconded that the meeting adjourn at 8:15 pm. Motion carried.

Respectfully submitted

Gayle Burns, Secretary