

COVINGTON CLUB, INC.
July 9, 2019—Board Meeting
Burns Condo #21

The meeting was called to order at 6:30 PM by President Mark Merkel.

A quorum was established.

Board members in attendance were Gayle Burns, Annie McAlexander, Gary Robinson, Jamey Banowetz and Diane Bowlin.

The minutes from the previous meeting were amended to say that Building 4 paid to have the front of their building power washed. A motion was made by A. McAlexander and seconded by G. Burns that the minutes be approved. Motion carried.

Jerry Clancy expressed an interest in filling Bob Flesher's vacated position on the board. A motion was made by A. McAlexander and seconded by G. Robinson that Jerry be appointed to the board to serve out Bob Flesher's remaining term. Motion carried.

Open Forum

Deb Kimbrough asked for time to address the board. Deb expressed concern about the overgrown and dead landscaping, the excessive mold on the front of the building 4, the mud that accumulates in the west end of building 4 whenever there is a hard rain as well as inadequate drainage by the west end garage. She stated that a few residents in building 4 have paid to have the mold removed from the building front and is going to pay a contractor to power wash the garage because of excessive mud accumulation. She feels that the foregoing maintenance work should not be the homeowners' responsibility. The board agreed. She feels that the overall appearance of the property is not up to the standards that it should be. Most of the board agreed. The final point she wanted to convey was to make sure that we, as a board, reviewed all new renovation plans and that contractors secured and displayed all relevant permits. Deb felt that the board needs to communicate better with the homeowners on what is accomplished at the board meetings and the need for one "go to" person to handle routine maintenance issues that arise. A. McAlexander has someone in mind and will approach him with a proposal.

Jamey Banowetz also weighed in on some deficiencies with property maintenance. She stressed the need for ongoing property maintenance. She felt that an assessment and a dues increase might be in order to get this done. Most of the board agreed.

One last request from both Jamey and Deb was that when the McNagny unit is sold and when and if it is remodeled, the roof line in back be required to be the same as the Kimbrough and Marcuccilli units. A motion was made that we grant this request. Motion carried.

Treasurer Report

D. Bowlin gave the treasurer's report. There is \$6,493 in the operating expense fund. \$950 is in the tree fund. There is \$36,478 in the capital reserve fund. Mark noted that the capital reserve fund must be used for capital improvements i.e. Roofs for buildings 2,3 and 4, asphalt drive replacement, gate house

roof or gate house window replacement, etc. A motion was made by M. Merkel and seconded by G. Burns that the treasurer report be accepted. Motion passed.

Unfinished Business

Jerry Clancy asked some questions regarding our liability insurance and asked to see the latest policy. G. Burns will provide. For Jerry's benefit the June P and L statement was explained.

The audio/buzzer system for buildings 1 and 2 will be installed July 10, 2019. Annie will be on property to help with any questions. A motion was made by A. McAlexander and seconded by G. Burns that the homeowners in building 1 be held responsible for lost, stolen or broken walkie talkies. There is a one year warranty on them. Motion passed.

Building 1 – Purkiser's Garage Door

A motion was made by Mark Merkel and seconded by A. McAlexander that the board be responsible for any mechanical issues on all overhead doors, but it is the owner's responsibility to replace any broken, lost or stolen garage door opener. It is also the responsibility of the unit owner to bear the cost of fixing/replacing any damage done by them or their guests to any overhead garage door. Motion passed.

Update on Landscaping Project

Rozelle's proposal came in at \$2,100 per day plus the cost for the hauling debris away fee. He hopes to get all the trimming and pulling done (in the front of the buildings only) in two days. Mark pointed out the balance in the operating fund is woefully low. We also must begin a plan to replace landscaping pulled. Mark took this opportunity to mention all the operating expense overruns that have happened this year. Electrical repairs to the east drive lights and building 4's ongoing issues with no working yard lights, extra gutter maintenance and repairs, new buzzer systems for buildings 1 and 2, irrigation system repairs (the whole system is ancient), time and material payments to the handyman who procured the electrician to fix the east drive lights and trouble shoot the yard light problems and other small repairs, and the fact that the I & M, City Utility and Aqua IN bills will be increasing incrementally as new rates are approved, etc. etc. plus things that need immediate attention like the foundation problem and leaky basement walls in building 1, and ongoing dead tree and branch removal and power washing all the fronts buildings as well as the garages in 3 & 4 on a regular basis. Inspection of the tuck and pointing of the masonry and repairs to the damaged entrance pillar and wall need addressed. A lengthy discussion took place on all of the above that included raising the dues and assessing to try and get the operating income in line with the current expenses. It was decided at this time not go for an increase in dues at the annual meeting, but that an assessment was in order. A motion was made by J. Banowetz and seconded by G. Burns to assess \$500 per unit to be paid by October 1, 2019. The motion passed by a majority of 6 to 1. It was also noted that this assessment will not accomplish all of the above.

New Business

Policy on minor light changing of bulbs in each foyer quad.

It was decided that the unit owners in each foyer quad be responsible for paying and changing bulbs in each foyer quad.

A new irrigation box in the garage of building 4 needs replaced as well as the plumbing going away from it. Friend Irrigation will give us a quote to replace the box, but we need to hire a plumber to redo the plumbing.

A. McAlexander also proposed asking the handyman to flush out the underground drain tile that is inside and under building 4's garage instead of hiring Shoda Sewer Service to do it. If he can do it, it will be cheaper.

Building 1 – Interior Channel Proposal

Interior Channel gave us a quote of \$10,000 to repair and drainage problems in the basement of building 1. Before we lay out that much money, A. McAlexander will contact the handyman to get his thoughts about other remedies.

Other

\$500 was set aside from the tree fund to plant a tree in memory of Dr. Lucky who recently died. A motion was made by G. Burns and seconded by G. Robinson to approve this expenditure. Motion carried. D. Bowlin has been in contact with his wife, Lois, and she wants to plant 2 additional trees at her expense. This has been taken under advisement because the board needs to investigate the proper type and placement of the trees. At this time her request to plant trees is on hold.

A motion was made that the meeting adjourn at 8:45 PM. Motion passed.

The next board meeting will be at Jamey Banowetz's apt. on August 13 at 6:30 PM.

Respectfully submitted

Gayle Burns, Secretary