

COVINGTON CLUB, INC.
October 1, 2019—Annual Meeting
Fort Wayne Country Club

The annual meeting for Covington Club, Inc., was called to order at 6:30 PM by President Mark Merkel.

A quorum was established followed by the introduction of all owners present.

The agenda was presented and approved by all present.

A reading of the annual minutes from 2018 was waived and the 2018 minutes were approved by all present.

Reports

President Mark Merkel spoke about the varying issues of some homeowners.....too much salt on the sidewalks vs too little; why mow when it rains, etc. The board will address all issues presented by homeowners.

Tom Jones was introduced to the owners. Tom will be working on various maintenance issues throughout the year.

Accomplishments this year

New audio/buzzer systems added to buildings 1 & 4.

New gutter guards placed on buildings, 1,3, & 4.

Drainage issues addressed in building 1.

Dead tree removal.

Carpet, gutter maintenance, window cleaning will be done on a regular schedule.

Items to be addressed in the coming year

Working on Welcome Packet.

Mailroom carpet cleaning

Replacement of rear doors to mailroom.

Painting all doors.

Treasurer's Report

The last dues increase was in 2013. At that time and in subsequent years, the board had been using the Reserve \$ for operating expenses. The current board is working to stop this practice.

As of now, the reserve balance is \$36,000. At year end, it should be \$45,000. Not enough to meet the future need of a roof for building 3 and basement water damage to building 1 in the coming year.

Additionally:

Operating costs have increased significantly in the past 6 years.

Snow removal as of this date is \$2,000 over budget with more snow to come this year.

We have added costs for much needed maintenance thru Tom Jones' invoices.

We are running in the red in operating expenses as of this date.

Rozelle Landscape will be coming back to trim along with leaf pickup.

Replacement of pulled landscaping needs to be done.

Julie Inskeep wanted to know if more trimming needs done. Building 4 stump still needs to be removed. Flower beds are too big and will be cut back when landscaping done. All doors on buildings and mailroom need painting. Asphalt holes need repaired on east drive.

Tom Kimbrough moved to increase the monthly dues by \$30 per unit to try and alleviate pressure on the operating budget. Sue GiaQuinta seconded the motion. Motion carried.

Open Forum

Taff Silliman suggested moving the hostas from building 4 to building 1 flower beds.

Margaret Doell wants all phone numbers added back to the website. This will not be done because, as pointed out by Jamey Banowetz, privacy issues and ID theft.

Kourtney Teegardin suggested owners could opt in if they want their # added to the website.

Margaret Doell would also like less salt to be used on the sidewalks in the winter. Mark Merkel will address this issue with the landscaper.

Annie McAlexander reminded everyone to be mindful of going in and out the proper drives by the mailroom. Someone almost hit her coming in the "out" drive.

New Business

The 2020 budget was presented. Gayle Burns made a motion to accept the budget. Annie McAlexander seconded the motion. The motion carried.

Gayle Burns announced the board election results. Jerry Clancy and Gary Robinson were elected by a majority of the homeowners.

After the agenda for the night was completed but before adjournment, Win Fisher asked for the floor. Win presented a proposal to build 2 new buildings of 8 units each and to acquire a developer to do so using the developer's money. This developer would also make improvements to the roads and park. Tom Kimbrough suggested the association be the developer and keep more money for the association. Tom doesn't like the idea of losing control of our property.

A motion was made to create a committee to investigate development possibilities. The committee is as follows: Mike McAlexander, Don Banowetz, Tom Kimbrough, Kristen Marcuccilli, Jerry Clancy, Jamie Justice, and Win Fisher.

At 7:45 PM, a motion was made by Annie McAlexander to end the annual meeting. Kristen Marcuccilli seconded the motion. Motion carried.

Respectfully submitted

Gayle Burns, Secretary