

## **COVINGTON CLUB, INC.**

### **November 12, 2019—Board Meeting**

McAlexander Condo

The meeting was called to order by President Mark Merkel at 6:30 PM. A quorum was established. Members present included Mark Merkel, Gayle Burns, Annie McAlexander, Gary Robinson, and Jerry Clancy.

The reading of the minutes from the October 2019, board meeting was waived as they were previously sent to all board members by email before this meeting. A motion was made by J. Clancy and seconded by A. McAlexander that the minutes be approved. Motion passed.

#### **OPEN FORUM**

Taff Silliman presented plans for re landscaping the front of building 4 using all native plants. She asked the landscaper to recommend deer proof plants and incorporate flowers that would bloom in the 3 seasons and include hydrangeas. No ground cover will be added to the landscaping and it will be kept to a minimum. She suggested that the landscaper save the Hosta plants and possibly move them to the front of building 1. She would like to start the project in the spring and finish in the fall. She asked that the board commit to reimburse building 4 residents when money is available. Project cost around \$4500.

#### **TREASURER'S REPORT**

Annie gave the Treasurer's report. The report was approved as read.

#### **OLD BUSINESS**

Elections of officers

Mark Merkel, president  
Jerry Clancy, vice president  
Gayle Burns, secretary  
Ann McAlexander, treasurer

Application fee – The application fee that homeowners pay when they move in is being renamed “security deposit” for purposes of reclassification on the financial statement. Also, the association will keep collecting security deposits from new owners until the association is better off financially.

Gayle Burns was asked to notify all owners of the dues increase to take effect January 1, 2020, in mid-December.

#### **Evaluation of annual meeting**

The annual meeting was well attended. A \$30 increase in dues per month was approved starting January 1, 2020. Win Fisher presented a proposal and asked permission to form a committee to explore adding additional units to the property. The next annual meeting will be on the 1<sup>st</sup> Tuesday of October 2020.

#### **Vote on a new board member**

Kourtney Teegardin has expressed an interest in joining the board. Gayle Burns nominated her, and Jerry Clancy seconded the motion. The motion passed.

**Leaf pickup and shrub trimming**

M. Merkel will call Jay Rozelle for a date.

**Tree Removal**

Mark went over Mason Brandenberger's quote. Quote is for \$8,000 to remove 4 trees. Maybe take down 2 for \$4,000? It was decided to get another bid. Jerry Clancy volunteered to get another bid. In the meantime, Mark/Gary will spray the ones that need to come down asap.

**New Tree for Jim Luckey**

Lois Rothert wants to spend \$200 of her money for a tree. The board does not think that will buy a healthy quality tree. Julie Inskip and Sue Giaquinta have volunteered to donate \$100 ea. towards the new tree. The board has been asked to donate \$400 from the tree fund. Jerry Clancy made a motion and Gayle Burns seconded the motion that the board donate the money. Motion carried.

**Cleaning out of main sewer lines**

Shoda came in with the low bid. Tom Jones will mark the lines for Shoda Sewer Service. They will be contacted asap to clean the lines.

**Water Leaks**

Once the water leaves the meter, leaks are the owners' responsibility.

**New Accountant**

New association CPA will begin January 1, 2020. Her name is Susan Zahn.

**Insurance and By Laws**

Jerry Clancy gave a brief summary of the changes that he thinks need to be made. The changes would involve the building and property insurance; coinsurance and a statement of values. Also, anyone who has a mortgage on their unit should have condo level insurance and provide a copy of said policy to the board. All homeowners need to provide the board with their homeowner's insurance policy.

Jerry will also provide a form for plan submission for future renovations. The board will retain a copy and the owner will get a copy.

**Patching Asphalt**

Gayle Burns will ask Jack Billings at Brooks Construction for a bid. There are holes in the east drive as well as along the west side front of building 1, a hole behind building 2 and a hole by the east side of building 4.

**Proposal to Add More Units to Covington Club**

The board briefly discussed the proposal presented by Win Fisher at the annual meeting. Pros include increased revenue to offset expenses for the whole community. The project, if done correctly, would not cost the homeowners any out of pocket money. A committee has been formed with Win Fisher as the chair.

A few cons are construction traffic, more traffic generally if more units are added and possibly losing part of the center park as well as losing an area east of building 4. Mark will write an email to send to all homeowners asking their input before proceeding.

A motion was made by Mark Merkel to adjourn the meeting and seconded by A. McAlexander. The meeting adjourned at 8:30pm.

The next meeting will be held Tuesday, December 10, 2019, at the Clancy condo.

Respectfully submitted

Gayle Burns, secretary