

## **COVINGTON CLUB, INC.**

### **May 11, 2020—Board Meeting**

Burns Condo/Teleconference

The meeting was brought to order by President Mark Merkel at 6:30 pm.

The meeting was called to order by President Mark Merkel. Board members present: Gayle Burns, Annie McAlexander, and Jerry Clancy. Mark Merkel and Gary Robinson teleconferenced in. A quorum was established.

#### **MINUTES**

The minutes for the March 2020 meeting were emailed by G. Burns for correction of any errors. A motion was made by A. McAlexander and seconded by J. Clancy that the minutes be approved. Motion carried.

#### **OPEN FORUM**

No homeowners were present for the open forum.

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

One homeowner owes \$30 for a shorted condo payment. \$120 in late fees assessed to a homeowner have not been paid. After a discussion, we agreed to leave these numbers on the books and try to collect. Another homeowner has failed to pay the May condo fee. Our accountant will send out reminders to these owners and try to collect.

We have reached an agreement with a homeowner to start paying their condo fee at the first of every month instead of twice a month. We did this to align the owner with everyone else who pays on the first of the month.

The association has switched banks. The new bank is First Federal. The former bank account will be closed out on 5/13/20.

#### **OLD BUSINESS**

**Update on Homeowner Individual Insurance Policy:** Fourteen homeowners have not provided the board their certificates of insurance. J. Clancy requested that G. Burns send out a reminder blast email.

**Outside Contractor Liability Policies:** Covington Club handyman Tom Jones has provided the board a copy of his liability waiver provided by his attorney absolving CC of any and all responsibilities if he should have any kind of accident on CC property. After much discussion and over the objection of one board member, a motion was made by A. McAlexander and seconded by M. Markel that we accept the waiver of liability. Motion carried. The objecting board member agreed to "let it go" unless asked a specific question by anyone about contractor liability insurance.

**Approval of Painting Estimate:** G. Burns presented the painting estimate from Mike Johnson. Also presented was an extra to paint the doors on the mail room and Win Fisher's door. A motion was made by G. Burns and seconded by J. Clancy to approve the painting contact. Motion passed.

**Welcome Packet:** Kourtney Teegardin has been working on the Welcome Packet. A few more changes have to be made. The Packet is available to read on the updated website. G. Burns noted that 14 pages of the 23 page bylaws are also on the website. Kourtney is working on getting a full copy of the bylaws on the website.

**Mail Room Doors and Related Work:** After a discussion, it was decided by the board to replace with mailroom window because it is old and in bad shape. It will cost approximately \$600. A motion was made by G. Robinson and seconded by J. Clancy to approve the new window. Motion carried.

**Unit 8 Buzzer:** Unit 8 buzzer is not working. Tom Jones will contact the owner about replacing it.

#### **NEW BUSINESS**

**Appointment of an Assistant Treasurer:** Mark Merkel suggested appointing Gary Robinson to be the assistant treasurer. Gary declined because he is gone a great deal of the time.

**Covington Club's HOA Landscaping Assistance:** The board approved a \$1,000 assistance to each building for landscaping. Building 4 has completed their project. It was decided by the board that Taff Silliman provide the treasurer with a copy of the invoice and our accountant will pay \$1000 to the landscaping contractor.

**Damage to Building 4 Front Lawn:** It was reported by a resident of building 4 that Wright Construction damaged the front lawn on the east side of building 4. A. McAlexander will check it out and report back to the board.

**Drain Cleanout in Building 3 and 4:** Discussion took place about contacting Shoda to finish cleaning out the main drains. A. McAlexander reported that the main employee at Shoda who did cleanout work died. They are now shorthanded.

#### **OTHER**

**Irrigation 2020:** A discussion took place as to when to turn on irrigation system. A motion was made by J. Clancy and seconded by G. Burns to table discussion to the June meeting. Motion carried.

**Aqua Indiana:** J. Clancy reported that he spoke to a representative of Aqua Indiana that was on site at CC and that person said Aqua Indiana would put in an asphalt pad to their lift station at their expense.

**Landscaping by Truck Entrance and Building 2 Utility Boxes:** Mark, Annie, and Gayle will do a walk around with Rozelle to clarify CC landscaping needs. There are two areas of immediate concern: the truck entrance inside curve area and the utility box area that faces Covington Road. G. Burns will spray weed killer on the two stone areas at the east side of building one. Board will also speak to Rozelle about ongoing weed control.

**Tree limbs:** Ransom Tree Service will take care of the downed tree limbs from the last storm for \$195. A motion was made by A. McAlexander and seconded by J. Clancy. Motion carried.

**Washing Machines, Building 1:** One of the machine's spin cycle does not work, but the coin machine that it is hooked up to works. One machine does work, but is leaking water and the coin machine is broken. Most use the machine that works and does not required coins. It was decided to pull the machine that needs repaired and place the working machine on the side that takes coins to operate. A discussion took place about disconnecting the coin machine to operate the machine and charge a flat fee of \$5.00 per unit for use of the washer. A. McAlexander will contact Tom Jones to check out both washers to see if they can be repaired. If they cannot be repaired, buy a new one only (not two new ones) and go from there. Discussion was tabled to the June meeting about disconnecting the coin

machine, replacing the broken machine, or charging a fee to use the washers. A motion was made by G. Burns and seconded by A. McAlexander to table the discussion. Motion carried.

A motion was made by G. Robinson and seconded by M. Merkel that the meeting be adjourned. Motion carried. Meeting adjourned at 7:40 PM.

The next board meeting will be on June 9 at 6 PM.

Respectfully submitted  
Gayle Burns, Secretary