

## **COVINGTON CLUB, INC.**

### **June 9, 2020—Board Meeting**

Burns Condo

The meeting was called to order by President Mark Merkel at 6 PM. A quorum was established.

#### **MINUTES**

The minutes from the May meeting were distributed by email to all board members prior to tonight's meeting. M. Merkel made a motion to approve the minutes. A. McAlexander seconded the motion. Motion carried.

#### **OPEN FORUM**

In attendance were Julie Inskeep Simpson, Taff Silliman, and Deb Kimbrough. J. Inskeep Simpson advised us that the buzzer system to building 3 south door is not working. G. Burns will check the connection in the basement and report back to Julie and the board. T. Silliman and D. Kimbrough inquired as to when and if the irrigation system will be turned on this year. Building 4 planted new landscaping this spring. They were advised that the irrigation system is on the board agenda tonight. They were also advised that the board has faced some unexpected major expenses so far that were unanticipated. The board will reimburse T. Silliman for expenses she has incurred buying hoses and sprinklers to water building 4 new landscaping. T. Silliman was also concerned that all the watering she has done will increase her condo water bill. She was advised it would not.

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

With Susan Zahn, the HOA accountant, on the phone the board went over the treasurer's report. All questions the board had were answered to our satisfaction. G. Burns made a motion to accept the treasurer's report. Seconded by M. Merkel. Motion passed.

#### **OLD BUSINESS**

**Status of Mailroom Improvements:** Three new doors have been installed on the mailroom building. A new three pane window has been ordered for the front of the building and will be installed this week.

**Lock/Buzzer on Unit 8:** It has been suggested and the board will advise that Liz Toporas install a ring doorbell/camera on her entrance door. The board will reimburse her those expenses.

**Cleaning Garages:** All garages have been power washed. Most owners seemed pleased with the outcome.

**Irrigation Around Property:** After much discussion, it was decided that no irrigation of the grounds will be done this year because of unforeseen major expenses and budget constraints.

**Foyer and Common Area Cleaning:** Stanley Steemer will be cleaning all buildings' foyers, hallways, and stairs on June 18.

**Landscaping and Lawncare:** Mark will call Rozelle Lawn Maintenance and set up a time to do a walk around to discuss weed control, bare spots, and yard debris removal.

#### **NEW BUSINESS**

**Unit 14 ceiling repair:** Water from a roof leak has caused a ceiling stain in Unit 14. A quick fix would be to use stain blocker and paint the ceiling.

**By Laws Addendum for Clarification of Owner and HOA Responsibilities for Damages:** G. Burns will contact Mac Gregory, CC insurance contact, for help in crafting language to specify responsibilities when there is a roof leak into an owner's condo.

**Main Line Sewer Cleaning in all Buildings:** A motion was made by A. McAlexander and seconded by G. Burns that Gene's Sewer Service be contacted to clean out the remaining main sewer lines inside all buildings and mark each specific owner's sewer line. Added to the motion was a recommendation that Shoda Sewer Service clean out outside sewer areas around the entire property. Motion carried.

#### **OTHER**

When Frontier came out to repair the phone lines in building 3, the tech advised we call the main office and request a block on all outgoing long distance calls from the elevators. A. McAlexander will call tomorrow, Wednesday.

Jerry Clancy Resignation: A motion was made by M. Merkel and seconded by G. Robinson that Jerry Clancy's resignation text be accepted effective immediately. By a phone call M. Merkel thanked Jerry for his service on the board. Motion carried. A copy of the text will be attached to the June 2020 minutes.

New Board Members: A discussion took place regarding recruitment of new board members.

A motion was made by G. Burns and seconded by A. McAlexander that the meeting be adjourned. Motion carried. The meeting was adjourned at 7:20 pm.

Next Board Meeting will be 7 pm July 14, 2020.

Respectfully submitted,  
Gayle Burns, Secretary