

Minutes, August 11, 2020  
Covington Club, Inc.  
Board Minutes  
Fort Wayne Country Club

The meeting was called to order by President Mark Merkel at 6:00 PM at Fort Wayne Country Club. A quorum was established. Members present included Tom Kimbrough, Gayle Burns, Jamie Justice, Don Banowetz, Gary Robinson, Annie McAlexander, and Kristin Marcuccilli. CC accountant, Susan Zahn was also present.

## AGENDA

### Minutes

The minutes from the July board meeting were delivered through email to all board members. Tom Kimbrough moved to waive the reading of the July minutes. Annie McAlexander seconded the motion. The motion passed.

### Treasurer's Report

Susan Zahn reported that 2 of the 7 past due August condo fees have been paid. Three are still outstanding and will be sent a past due letter if their fees have not been paid by the 15<sup>th</sup>. The Fisher and Toporas condos have been sold and their August condo fees should be paid to the HOA at closing.

Jamie Justice noted that the HOA should have a contact put online that gives the email address or contact info in order to obtain a condo dues letter as units come up for sale. Jamie will secure a form letter to put on our website that lists this information.

Win Fisher has overpaid his monthly condo fees and will be reimbursed at the closing of his condo sale.

A motion was made by Mark Merkel and seconded by Gary Robinson that the Treasurers Report be accepted. Motion passed.

### Sewer Line Clean Out

Gene's Sewer Service cleaned the secondary lines and traps. The main line cleanout in remaining buildings is in the budget.

### Water Bill

Mark is trying to figure out why the HOA is being charged an irrigation charge for the system when it has not been turned on this year. He did determine that the HOA is being charged a flat rate for storm water removal every month. The HOA is being charged a monthly amount for fire prevention and the irrigation charge is a set amount whether the system is running or not.

### Asphalt Repairs

Brooks Construction repaired all the potholes for a charge of \$2,100 which is less than the \$3000 proposal.

## NEW BUSINESS

### Annual Budget

Don Banowetz made the profit and loss presentation for the annual budget. Much discussion took place with some not wanting to pass the budget tonight. It was suggested that the board push back the date of the annual meeting, but Mark noted that the bylaws state the annual meeting must be held on the first Tuesday of October and the budget must be out by September 1.

A motion was made by Tom Kimbrough that the budget be accepted. The motion was seconded by Gayle Burns. Motion carried.

### Number of Board Members

As of now there are 9 board members. The bylaws call for 5 to 7. Tom Kimbrough made a motion that the bylaws be changed to read 5-10 board members. Gayle seconded the motion. Reed Silliman resigned from the board by email. Merkel noted that this issue needs to be discussed and passed at the annual meeting. Motion tabled until the annual meeting.

### Nominations for the Ballot

None.

### Other

### Quotes for Snow and Landscaping

Jamie went over the current proposal from Rozelle. She suggested breaking out all the big ticket items (lawncare, snow removal, sprinkler.) She also suggested getting another insurance quote as well as another quote for a new sprinkler system. Tom Kimbrough will get a quote for insurance and Don Banowetz will contact Pflister.

Jamie Justice went over a proposal from Green Pro for landscaping, mowing and snow removal. They would provide the same service as our present lawn contractor with the option to add on weed control, flower planting, weed and feed, edging of the lawns, etc. She also presented a proposal from Harlow for the ground maintenance. Harlow would not bid snow removal. A suggestion was made that Jamie get back to these contractors and ask for more "perks." She will report at the September meeting.

### Assessment

Tom Kimbrough began a discussion for assessment. He noted that it is the boards' fiduciary obligation to maintain the property so as not to reduce property values. Three of the buildings need extensive landscaping as well as a new sprinkler system for the entire property. He suggested a \$1,500 assessment per owner due and payable January 1, 2021. For those who wish to pay in three equal installments the dates of January 1, 2021; April 1, 2021; and July 1, 2021 were suggested. Don Banowetz noted that the board would have to defer some items on the "to do" list in order to have the new inground sprinkler system installed.

A motion was made by Annie McAlexander and seconded by Don Banowetz that the meeting adjourn. The motion carried. The meeting was adjourned at 7:30 PM.

The next meeting will be on September 8, 2020, at Fort Wayne Country Club.

Respectfully submitted,

Gayle Burns, Secretary