

Covington Club Board Meeting Minutes & Comments

Tuesday, April 26th, 2022

- **Discussed March and YTD Financial Performance vs. Budget and all looks good with no meaningful issues**
- **Completed Projects**
 - a. Discussed Entry/Intercom System replaced on south entrance of building #3
 - b. Discussed Heater in south foyer of building #3
 - c. Discussed Lights repaired at buildings #2 & #4 and ultimate need to have underground conduit placed to mitigate significant ongoing maintenance
 - d. Smoke Detector batteries replaced in preparation of annual Fire Inspection **(completed)**
- **Pending Projects Discussion**
 - a. Approval for McAlexander's deck completed with **Don (completed)** to notify Annie that deck maintenance and liability are their responsibilities while actual ownership of the deck becomes that of the association since it's in Limited Common area.
 - b. The Black Top Estimate from Brooks Construction was \$25k for substantial repair and \$95k for total replacement. The Board's consensus was to patch for the next few years and budget for a substantial repair in the near future
 - c. Identifier Numbers for inside of Foyers **(Lili to take picture of proposed solution and get to the board)**
 - d. Update on Gutter on Gatehouse (previously approved by board) – Will move forward **(Tom Jones)**
 - e. Estimate to replacement the east steps on building #4 came in at \$25k from Hagerman Construction.
 - **Mark Merkel** to follow-up with A-1 as their owner says there's never been a set of stairs they couldn't lift. He will make another attempt at no cost to us.
 - Tom Kimbrough suggested getting Mark Heller to quote. He believes that a residential builder would be much less expensive.
 - f. The board agreed to proceed on the Garage Floor Cleaning all buildings. **Mark Merkel** will coordinate with Margret Doell to have her garage door open and available for cleaning at the same time.
 - g. The board approved Window Cleaning for all buildings at **\$1,710 a trip**
 - h. The board agreed to have Rose exterminating come out once a month given the new price increase. We'll monitor rodent activity to determine if we need to go back to twice a month

- i. **Gayle Burns** is working on Republic price increase and will report back to us when she's had the chance to speak with them
- j. The Board agreed to modify the bylaws to have EV Charging Stations be the responsibility of the owner to have installed with the line running back to their (owner's electric panel) by a vendor approved by Covington Club. All associated costs would be the responsibility of the unit owner. **Tom Kimbrough** to have Josh Neal make this change.
- k. **Tom Kimbrough** to also have Josh Neal modify the maximum number of board members increased from 7 to 9 per the vote of the ownership group in 2020
 - Recommended representation of board seats by building
 - Building One 2 seats (6 units providing for 33% representation)
 - Building Two 2 seats (7 units providing for 29% representation)
 - Building Three 3 seats (12 units providing for 25% representation)
 - Building Four 2 seats (8 units providing for 25% representation)
- l. Addressing the Gary Robinson email
 - **Tom Jones** to follow up on Pillars on building #2 (Banowetz to follow-up)
 - **Banowetz** to look into and drive tree trimming at building #2
 - **Banowetz** to look into what can be done to repair concrete at mailroom
- **Long-term Capital Project**
 - a. Discussion about the loading of projects proceeded well for the first 30 minutes then devolved into nothing productive arguing the merits of lift replacement responsibility.
 - b. **Additional input and opinion on item a. from Mark Merkel**
 - The board, as part of the long term capital improvement plan, had discussions during the Board meeting on 1/11/22 and again on 4/26/22 on the expense of the replacement cost of the elevators in buildings 3 and 4. Several board members are interpreting sections of our bylaws pertaining specifically to the elevators as Common Area and replacement costs should be borne by all homeowners. Other board members are interpreting those same sections of our bylaws as Limited Common Areas and replacement costs should be assessed to owners of units within such buildings. Additional input and clarification will be needed.
 - c. **Review and comments to the minutes from Lili Carroll:**
 - **Bylaws modification of the number of Board members:**
I request that my concern about the lack of equal representation be documented in the minutes. The vote to increase members to 9 occurred in October of 2020. No specifics were discussed or documented in the minutes. We are now in May of 2022 and no initiative has been taken to change the bylaws. How we proceed in changing the bylaws concerning the allocation of Board members should be further discussed. I propose that we present the issue to all homeowners. Their opinion matters. We are all aware the important factor is the availability of homeowners to volunteer their time. How can we make participation more inviting?
We currently have:

- 3 board members in building 4
- 2 in building 3
- 2 in building 2
- No representation in building 1

Elevator discussion:

Much of the discussion was omitted. I am in full agreement with Mark Merkel's review.

- Meeting adjourned

End
