

COVINGTON CLUB ANNUAL ASSOCIATION MEETING

Tuesday, October 4, 2022
7 PM at Fort Wayne Country Club

The meeting was called to order by Don Banowetz at 7 p.m.

OWNERS REPRESENTED

- * A quorum was established from the sign-in sheet as well as proxies presented.

INTRODUCTION OF OWNERS

- * Owners introduced themselves and gave their building and unit number.

INTRODUCTION OF BOARD MEMBERS

- * Don Banowetz introduced the current board.

APPROVAL OF 2021 ANNUAL MEETING MINUTES

- * Mark GiaQuinta made a motion to waive the reading of the 2021 annual meeting minutes. Julie Inskeep Simpson seconded the motion. The motion was approved.

TREASURER'S REPORT

- * 2022 year to date financials were presented. Association financials are in decent shape except for the reserve account. The 2023 budget was presented. Sue GiaQuinta made a motion to pass the budget. Diane Bowlin seconded the motion. The motion passed.

TALLY INCLUDING PROXIES FOR NEW BOARD MEMBERS

- * Don Banowetz introduced the new board members.
 - o Julie Clancy
 - o Mike Teders
 - o Mark Burrows
 - o Mike Steinke
 - o Matt Brown

STORM DAMAGE COST RECOVERY AS RECOMMENDED BY THE BOARD

- Costs were presented for the storm damage to the property. More costs to come in for additional seeding to large bare areas created by the storm. A discussion took place for and against an assessment to recoup the money taken from the reserve account for the damage. Estimate of total damage cost is \$42,000. Mark GiaQuinta made a motion to assess each homeowner \$55 per month starting January 1, 2023, to recoup the out-of-pocket money spent. Reed Silliman seconded the motion. The motion passed.

VOTE BY OWNERS ON ALLOTMENT OF BOARD SEATS BY BUILDING

- * A discussion for and against the board's recommendation of 2 seats for building one, 2 seats for building two, 3 seats for building three and 2 seats for building four took place. Julie Inskeep Simpson made a motion and Mark GiaQuinta seconded the motion to approve

the board's recommendation. Before a call to pass the motion Sharon McCauley made a motion to amend the main motion to allow 2 members per building with 1 vote by residents to break ties. Mark Merkel seconded the motion. A discussion on the motion to amend the first motion took place. Sue GiaQuinta made a motion to end the debate on whether to amend the main motion and Gayle Burns seconded the motion. Motion to end the debate passed. Vote on the McCauley recommendation failed to pass. Vote on the main (original motion) passed. The bylaws will be amended to reflect board's recommendation of 2 members from building one, 2 members from building two, 3 members from building three and 2 members from four for board seats.

ELECTRIC AUTO CHARGING STATION BY LAW CHANGE

- * A discussion took place for and against the use of a preferred and certified electrician recommended by the board to install electric charging stations. Reed Silliman made a motion to use preferred/certified electricians to install charging stations. Mike Steinke seconded the motion. The motion passed.

OPEN FORUM FOR HOMEOWNERS

- * Kourtney Teegardin updated the CC website. Owners can now report maintenance issues by email on the site.
- * Taff Silliman raised the question of money allocated for flowers and shrubs for the front entrance. Does CC have to get shrubs from Green Pro? The answer is no. Judy Merkel proposed dividing the flower and shrub allowance for each building to spend. Judy also asked if the \$1000 landscaping allowance per building is still available. (A previous board voted on and passed this amount.) Sharon McCauley wants the corner side/back of building 2 landscaped where dead trees were removed.
- * Mike Steinke raised a question on increased insurance costs for CC. A 3% increase was added to the insurance line item for the 2023 budget.
- * Debbie Kimbrough offered to set up dryer vent cleaning with Stanley Steamer for those owners who wish to participate.
- The question of recycling was brought up. Diane Bowlin gave a brief explanation about exploring this issue in the past. It was determined that recycling is too expensive to do at this point.

A motion was made, seconded, and passed that the meeting be adjourned. The meeting adjourned at 8:10.