

**COVINGTON CLUB BOARD MEETING**  
**July 29, 2023 | Fort Wayne Country Club**

The meeting was called to order at 6 pm. Members present included Tom Kimbrough, Julie Clancy, Matt Brown, Mike Steinke, Mark Burrows and Gayle Burns. Others present included Julie Inskeep Simpson, Reed Silliman and Gary Robinson.

**JULY FINANCIAL PERFORMANCE**

July's recognized revenue was \$11,060 as anticipated to budget. YTD is on target as well. Administrative expenses were unfavorable to the budget because of increased insurance premiums. Total building maintenance ended the month unfavorable to the budget by \$622 because of timing of foyer carpet cleaning and a larger than usual water bill. However, the YTD totals are lower than budgeted by \$1,527. The total grounds category was unfavorable to the budget by \$543 as was Utilities by \$1,395. Net Income for July was a -\$4,770 but YTD \$1,685 favorable to the budget. Julie Clancy made a motion to approve the treasurer's report. Gayle Burns seconded the motion. The motion carried.

**NEW BUSINESS**

The Board is down three members because of resignations. Julie Inskeep Simpson, Reed Silliman and Gary Robinson volunteered to fill board vacancies until the October annual meeting at which time they will be on the ballot for board membership. A motion was made by Tom Kimbrough and seconded by Matt Brown to approve them to conduct board business until the annual meeting. The motion carried.

Financial information from the years 2019 through April of 2023 provided by Don Banowetz was distributed to all board members.

Julie Clancy will work with Susan Zahn on the 2024 budget. The 2024 budget will be included in the annual meeting paperwork being sent to owners in mid- September.

A suggestion was made to provide board members with the Restatement of Declaration of Horizontal Property Ownership. The Declaration in its entirety is provided on Covington Club's website, [covingtonclub.net](http://covingtonclub.net)

Mike Steinke reported that a tree in front of Building 1 needs to come down. Tom Kimbrough had FWCC's tree contractor look at that tree and other trees on property that need attention. Because of a time constraint, FWCC's tree contractor could not trim out the dead tree branches. They will come back and quote us on all the trees that need attention.

Mike Steinke said that the weeds by the road at the far east property entrance are obstructing residents' view to exit on to Covington Road. The weeds are not on Covington Club property but Mike will look into trimming them because of the safety issue.

One of the owner's (we do not know which one) real estate agent placed a For Sale sign along Covington Rd. outside the fence line. Sign placement is against CC rules and regulations. Mark Burrows volunteered to call the realtor regarding the sign rule and pull the sign tomorrow. An owner has parked his boat and trailer overnight and on at least one occasion for several days in a row which is also against CC rules and regulations. The owner will be contacted and advised. Owners have also been seen moving heavy objects via the lifts in Buildings 3 and 4, which is not allowed. All issues will be addressed at the annual meeting.

## **OLD BUSINESS**

A discussion took place at length about elevator replacement and expenses. The elevator expense budget is \$6,000 per year. To date \$4045 has been spent on repairs and elevator phone lines. Any excess money at the end of the year is funneled to the general fund to help pay community wide expenses. It should be noted that Buildings 3 and 4 pay an extra \$25 per month per owner to cover elevator expenses, not \$50 per month as discussed at the board meeting.

Replacement costs for a new lift (elevator) will be explored.

A vote requiring owners to be responsible for the costs associated with charging station installation took place and was passed at the annual meeting on October 4, 2022.

## **POWERPOINT PRESENTATION FOR LANDSCAPING CONTRACT**

Mary Steinke presented a PowerPoint breaking down Green Pro's contract. She pointed out that some work may not be being done. And if done, is not being done well. She would like to hire a groundskeeper to oversee the landscaping work. A breakdown of the contract was done, and she suggested the board look for contractors for each aspect of lawncare...mowing, mulching, fall cleanup and fertilizing. She said she might be interested in the paid position of groundskeeper, but it was pointed out that having an owner in a paid association position is not a good idea. It could create some controversy. It was also pointed out that there may be a lack of contractors to choose from. Tom Kimbrough gave Mary the name of a groundskeeper. She will contact that person and get back to the board.

At 7:45 pm a motion was made and seconded to adjourn the board meeting. The motion carried.

The next board meeting will take place on Wednesday, September 13, 2023, at the Fort Wayne Country Club at 6 pm.

## **COVINGTON CLUB BOARD**