

COVINGTON CLUB BOARD MEETING

September 13, 2023 | Fort Wayne Country Club

The meeting was called to order at 6:00 pm. Members present included Tom Kimbrough, Mark Burrows, Reed Silliman, Matt Brown, Mike Steinke, Gary Robinson, and Gayle Burns.

Reed Silliman made a motion to approve the minutes from the August 29, 2023, board meeting. The motion was seconded by Mark Burrows and carried.

NEW BUSINESS

Late fees: It was brought to the board's attention that although everyone as of this date is current on their condominium fees, a few owners are constantly late with payments. There is a provision in the bylaws regarding late fee charges. Tom Kimbrough will contact Susan Zahn, our accountant, and advise to start charging late fees to those owners who fail to pay their condominium fees on time.

2024 Budget: The budget was gone over line by line. A question was raised as to why insurance is listed as income. Susan Zahn will be asked for clarification. Another question raised was whether a 3% increase is enough to cover the Insurance Expense for 2024. We will not know until the actual insurance invoice is submitted for payment.

The Pest Control Expense was increased 5% from the 2023 budget. Gayle Burns will call Rose Exterminators to find out when our contract expires and what the new monthly amount will be.

The budget has a negative cash flow forecast at 2024 yearend. A point was made that it is not ideal for a budget to have negative cash flow. A motion was made by Reed Silliman to approve the budget as presented provided an adjustment is made to cover the negative balance. Gayle Burns seconded the motion and the motion passed. Reed Silliman made a motion to assess a \$500 on January 1 to fund the negative budget number. Gayle Burns seconded the motion. The motion passed. Reed Silliman made a motion to assess another \$500 for capital improvements for 2024. Gayle Burns seconded the motion and the motion passed. For residents not able to meet the full amount of the assessments an offer will be made for them to make monthly payments. The board will make a point to be prudent and budget for problems that may arise next year.

Maintenance Issues: Mike Steinke would like to be the liaison between the board and Tom Jones. The board agreed as long as the board is informed beforehand of decisions made regarding maintenance issues in the community. Some board members would like to see maintenance invoices from Tom Jones regarding work he has done for the association this year. Tom Kimbrough will instruct our accountant to provide the information to the board. Mike suggested that any maintenance issue be directed to him first and the reporting website second. No decision was made. Mike presented a bill for \$143 for materials used to fix a leak in Building 1. Reed Silliman made a motion to reimburse Mike for expenses. Tom Kimbrough seconded the motion. The motion carried. The board does not want all residents potentially doing repair work and then asking for reimbursement. Prior approval from the board is required before any work is started or reimbursement made. Mike reported that he trimmed back vegetation by the east drive entrance and along the entire east drive. A contact person is needed to coordinate a combined effort with our neighbor to the east to keep the east drive trimmed for overgrowth.

TREE TRIMMING BUILDING 1: A tree in front of building 1 needs to come down according to an arborist hired by Mike Steinke. Ransom Tree Company has been contacted to take down the tree. Mike is asking for \$1000 from the board to help defray the costs of taking the down the tree. Mike will take care of the balance after the \$1000 payment. The board does not agree that taking the tree down is the best option and voted against removing the tree. The board would like to engage a tree contractor to come in and do an analysis of all the tree issues on property and create a plan for trimming and removal. The board wants an opinion rather than an estimate for the trees that need to come down. Reed Silliman volunteered to look for a contractor and get an opinion on the trees' health.

LAWNCARE ISSUES: Tom Kimbrough suggested contacting a company that uses AI to map out lawns for mowing. The AI program maps the location of rocks, trees, bushes, etc. to create a program that will allow a special mower to mow a lawn avoiding impediments. After the initial cost of the AI program and equipment, we could mow for a fraction of the cost we pay now for lawn care. The board thinks this is worth exploring. Matt Brown volunteered to check this out. We would still have to contract out landscaping, leaf pick up, and other yard work.

BOARD VICE PRESIDENT: Reed Silliman volunteered to serve as VP for the coming year.

ADJOURNMENT:

Tom Kimbrough made a motion to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 7:40 pm.

The next board meeting will be held after adjournment of the Annual Meeting on October 3, 2023.

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