

COVINGTON CLUB BOARD MEETING

December 26, 2022

6:30 pm at the Home of Tom Kimbrough

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

NEW BUSINESS

Water pressure problems in building 1

City Utilities contracted Tribus to install new water meters in all four buildings. When installing meters in building 1, they broke the main water valve which in turn lowered the water pressure to all condos in the building. That issue has been resolved.

Assessment Statements

Susan Zahn sent out assessment statements on the 15th of December. A few residents have requested payment plans.

One resident, whose condo is for sale and has moved out, has not paid for a previous assessment. The board discussed the need to put a lien on the property. Tom Kimbrough will contact the owner and inform him/her about the lien. The board also discussed the need for sellers to inform their realtors and buyers of present and future assessments.

Green Pro and Landscaping Contracts

Green Pro's contract is a 3-year contract with a locked in price. Reed Silliman pointed out that Green Pro employees damaged 2 evergreen bushes by the exit drive near the mailroom. Cathy Jones will evaluate the damage in the spring to

see if they need replaced. The Landscaping contract is a 1-year contract and will be reviewed and voted on yearly. Tom Kimbrough made a motion to accept the 2 contracts and Gayle Burns seconded the motion. The motion carried. Mike Steinke abstained from voting on the Landscaping contract.

Roof Replacement

The roof replacement on building 4 will start January 15 if the weather holds. The contractor is requesting 50% up front and 50 % upon completion. It was suggested to hold back 25% of the total cost of the replacement. All board members present agreed to the 25% hold back. Tom Jones will send out a notice to owners when the work is about to begin.

Building 1 Entry

Building 1 wants the association to provide money to refresh their foyer with paint and/or carpet. A discussion took place about providing money for the job. Building 1 can choose their own paint contractor but must present the proposed contract to the board for approval or the board can choose a contractor. Proposed amount to refresh the foyer is \$4500 to \$5000. Tom Kimbrough made a motion to provide \$5000 for painting/carpeting the foyer in building 1 and if the estimates come in above \$5000, the owners must make up the difference. Building 1 must bring the contract to the board for approval before starting the project. It was also proposed to move on down the line every year to the other buildings for foyer refreshment. Matt Brown seconded the motion. The motion carried. Reed Silliman advised the board to look at the capital funds before starting to refresh the other foyers to ensure there is enough money to complete the paint/carpet projects.

Building 1 also needs a new entrance door. The board will ask Tom Jones to get some estimates for a solid or a glass door.

Tuck Point Work Building 2

Mark Burrows will follow up on getting estimates for tuck point work and have a report by the next meeting.

Water Heater Building 1

A discussion took place about replacing the water heater that services the basement area in building 1. Mark Burrows believes the expense should be on the owners and is covered in the bylaws under the limited common area section. Others believe it is a common area expense and was explained as such to the board by Reed Silliman. The discussion was tabled until the next meeting.

Landscaping Committee

Mike Steinke gave a short report for the landscaping committee as follows: Total budget, \$5000, broken out as \$250 budgeted for each building for flowers, \$2000 for the upkeep of the pergola area, \$1000 for flowers, etc. for the mailroom window boxes that covers 4 seasons, and \$1000 for tree replanting if needed.

Fire Box Keys

Deb Kimbrough volunteered to organize the keys in the fire box on the mailroom as required by the fire department.

Miscellaneous

The Board needs to find a painting contractor. Tom Jones' contact for painting has retired. Mike Steinke will take on this project.

Suggestion from Reed Silliman. Have Susan Zahn create a line item for elevator revenue and expenses so that unrelated elevator revenue does not go to pay other association expenses and to carry unused elevator revenue over to succeeding years in the event elevator expenses exceed revenue in the next year.

From Reed Silliman's Email:

"This suggestion was prompted by the recent discussions regarding responsibility for replacement of an elevator in the event that becomes necessary. I looked for provisions in the Declaration of Horizontal Property Ownership and the Restatement of The Code of By-Laws that might address the issue and found the following provision in Article VII of the Declaration regarding Limited Common Areas and Facilities:

(f) Elevators. The Association may, at any time, designate any elevator located in a Building for the exclusive use and benefit of the Owners of Units in the Building in which such

elevator is located. The cost of maintaining such elevator shall be included in the costs of maintaining the Common Areas and Limited Common Areas of such Building and divided among all owners in such Building in accordance with their Percentage Interest (as it relates to the total ownership of such Building).

I assume at some time in the past the Board, acting on behalf of the Association as provided in the By-Laws, designated the elevators as Limited Common Areas. I have gone into some detail here to address Mark's recent suggestion that if we don't all agree, we amend the By-Laws as necessary. While this could be done, it can only be done by a vote of 51% of the Owners. Otherwise if some issue is clearly addressed in either the Declaration or the By-Laws, the Directors have no independent authority to change how that issue is addressed."

Green Pro will again do snow removal for the complex. Tom Kimbrough will contact them to place driveway snow sticks.

The meeting adjourned at 8 pm.

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