

**COVINGTON CLUB BOARD MEETING**  
**MARCH 28, 2024 | KIMBROUGH CONDO | 6:00 pm**

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

A reading of the previous board meeting minutes was waived. Matt Brown made a motion to approve them. Julie Clancy seconded the motion. The motion carried.

Julie Clancy gave the treasurer's report. All expenses and revenue are on track as of the end of February.

**Real Estate Sign Problem.** Though realtors are told when and where to post their signs, a problem continues with signage everywhere at the front of the property. Mark Burrows has been taking the signs down. Tom Kimbrough will call offending realtors to remind them that signage can only be placed during open house hours.

**Missed Trash Pickup Problem.** There have been no issues with missed pickups this past month. A question arose as to what to do going forward when trash day is missed. Gayle Burns will call Republic Services representative Jenn and ask about crediting Covington Club's account when trash is not picked up.

**Abandoned Vehicles.** There is an abandoned truck behind building 2. The owner was notified of the problem several times. Tom Kimbrough will notify the owner of the by law violation. It needs to be parked in a garage or removed from the property.

**Building 4 Roof Replacement.** The roof replacement was done in a timely manner. Residents are pleased with the outcome. The contractor cleaned the site to everyone's satisfaction. Building 2's partial roof replacement will take place in 2025.

**Budgeted Capital for 2024**

- The building 1 foyer project is still in the planning stage. When a plan is decided on, Kourtney Teegardin will present it to the board for approval. Tom Jones is still exploring options to replace the front doors on building 1.
- There are some sidewalk areas by building 2 that need attention. Mark Burrows will take care of the cracked and missing concrete problem. Mark also asked the board to approve \$1,800 to do a little tuck point replacement on building 2 as well as \$500 for the concrete repair. Tom Kimbrough made a motion to approve the repair money. Julie Clancy seconded the motion. The motion passed. The concrete pad replacement cost of \$5,000 was tabled for further consideration.

**Snow Removal and Salt Costs.** Green Pro's crew missed an owner's sidewalk. The owner employed someone to shovel the sidewalk and deducted the cost from their HOA fee. The

board feels the owner needed to come to the board for resolution. Julie Clancy made a motion to not allow owners to withhold expenses from their HOA fees for any reason. Gayle Burns seconded the motion. The motion carried. Tom Kimbrough will contact the owner about the board decision. The board also decided to reevaluate the contract with Green Pro

**Landscaping Contract.** The contract presented by Mary Steinke was approved.

**Elevator Discussion.** The Board discussed questions that have arisen regarding the allocation of expenses associated with the elevators in buildings 3 and 4. Reed Silliman indicated that upon researching the Declaration of Horizontal Property Ownership, as distinct from the Bylaws, he found that it dealt with this issue in Article VI (f). The Association, having previously designated the elevators in Building 3 and Building 4 as Limited Common Areas, “The cost of maintaining such elevator shall be included in the cost 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).” To the extent that previous remarks regarding the responsibility for “replacement” of an elevator as an expense to be shared by all Owners, including Owners in Buildings 1 and 2, these remarks are inconsistent with Article VI (f) of the Declaration. The Board had previously changed the method of accounting for “Elevator Dues” paid by the Owners in Buildings 3 and 4 to more accurately reflect the allocation of these expenses as called for in the Declaration. A separate account will now be carried on the books of the Association, with any excess or deficiency in revenue received over expense incurred during the year carried over from year to year thereafter. It is anticipated based on historical analysis that this will accumulate a reserve to deal with unusual expense from time to time. Any deficiency will be a matter for the Board to resolve if the need arises.

**Taxes.** Susan Zahn recommended a new accountant to the board who works for David Culp and Company. Charge to do taxes for Covington Club would go from \$750 to \$300-\$500. The board approved the change.

#### **Other**

- There is an owner who does not intend to pay the recently passed assessments. Tom Kimbrough will file a lien on the owner’s property so we can collect any money owed when the owner sells.
- There is a ground hog problem behind building 4. Tom Kimbrough will call an animal removal contractor and report back to the board. Reed Silliman will meet with the contractor if necessary.
- Ben Jehl’s proposal for garage power washing, carpet cleaning, gutter cleaning, and window washing was approved.
- ACH deduction for the few residents who requested the service was voted down because of the costs to Covington Club associated with this service.

**Water for Irrigation.** The city will be called to turn on the water on April 9. It will be decided later when Pfister will be called to turn on the sprinkler system.

**Next Board Meeting.** No date was set for next meeting.

The meeting ended at 7:30 pm.