

**COVINGTON CLUB BOARD MEETING**  
**JUNE 11, 2024 | FORT WAYE COUNTRY CLUB**

The meeting was brought to order at 6 PM by Tom Kimbrough. Members attending the meeting included Gary Robinson, Mark Burrows, Julie Clancy, Julie Inskeep, Matt Brown, Gayle Burns, and Reed Silliman.

A reading of the March 2024 minutes was waived. A motion was made and seconded to approve the minutes. The motion passed unanimously.

**Real Estate Sign Problem**

Tom Kimbrough spoke to a couple of realtors regarding removing their signs from the property after open houses at the properties for sale. They understand the issue and say they will comply with sign removal in the future. A few board members have also removed real estate signs when the real estate agents forgot to remove them.

**Abandoned Truck**

The owner of the abandoned vehicle was notified of the problem and complied with removal of the truck.

**Building One Foyer**

The \$5,000 budget for the foyer refurbishment was approved at the last board meeting. The actual cost of the project will be \$7,000+. Four residents of building 1 will personally provide the extra money to complete the project. Tom Kimbrough will sign the design contract. The down payment of \$3525 was approved by the board and Julie Clancy will instruct Susan Zahn to cut the check.

**Snow Removal**

Snow removal costs were excessive this year even though there was not much snowfall. Too much salt was applied to the streets and sidewalks as well. We are \$666 over budget now. Snowfall in November and December would add charges to that expense. The board decided to set some guidelines and hopefully find someone to monitor the contractor. Further discussion was tabled to our next board meeting in August.

**Lien on Condo #24**

A lien has been placed on this property because of non-payment of assessments. The lien will be periodically reviewed and placed accordingly.

**Ground Hog Problem**

Reed Silliman contacted a pest control contractor to set traps for ground hogs that were disturbing the lawn/landscaping. Traps were set but racoons were caught instead. Ground hogs were observed by the wooded areas but not near the condos. We do not have to pay the contractor unless ground hogs are trapped.

### **Treasurer's Report**

Year to date expenses are on track with the budget and are monitored monthly. Expenses for May are below the budget numbers. Insurance costs will be over budget this year because the cost of insurance did not come in before the 2024 budget was made.

### **Water Leak**

There is a water main leak in front of building 2. The area has been marked off and efforts are being made to find the leak. So far, as we can determine, the association is not being charged for the constant water leakage.

### **Buzzer/Lock System Problem in Building 3**

Eight condos in building 3 are without a working system. AV Lifestyles gave us a quote, but this would be the 3<sup>rd</sup> system provided by them in 10 years. That quote is off the table. Gayle Burns is working on a quote from Williams Electronics and Matt Brown will work with his contact on this issue. Tom Kimbrough suggested we work with a company that could eventually replace all building intercoms with the same type of system when the current ones become inoperable.

### **Ring Camera Reimbursement**

Lili Carroll is asking the board to approve reimbursement to her for a new ring camera replacement. A discussion followed. A motion was made by Tom Kimbrough and seconded by Gayle Burns to approve the one time only reimbursement if Covington Club Association owns the camera and the information required to reprogram it if Lili Carroll moves from her condo. The motion passed unanimously. The board needs to communicate to owners that they may not take on any projects without board approval and expect to be reimbursed for their costs. A good talking point for the annual meeting.

### **Asphalt Replacement or Repair**

Will the board consider replacing or continue to repair the asphalt? Even though major repairs took place last year more repair work is needed this year. This discussion was tabled until the next board meeting in August.

The meeting was adjourned at 7:15 PM.