

COVINGTON CLUB BOARD MEETING AUGUST 26, 2024 | THE KIMBROUGH HOME

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

A reading of the June minutes was waived. June minutes were previously distributed and approved via email to the board.

UPDATE ON PAST DUE ACCOUNTS

The owner who deducted money from their HOA dues for an expense they should have paid has been contacted and the issue has been resolved. Unit 24 has been sold and the past due assessments owed will be taken care of at closing. The homeowner who forgot to pay their July HOA fee has been contacted. Mark Burrows will contact the homeowner who is past due on assessments and HOA dues.

TREASURER'S REPORT

Julie Clancy, Gayle Burns and Susan Zahn will meet on August 27 to discuss the 2025 budget. The \$16,500 assessment for the 2024 budget shortfall is being transferred to the Operating Account. If things go according to plan, there will be a \$3,500 surplus in the Operating Budget amount at the end of the year in addition to the amount we started with at the beginning of 2024.

Insurance costs came in at 23% over the 3% increase budgeted for 2024. Mark Burrows will contact our insurance agent, Mac Gregory, to see if we can lower our insurance costs for next year. We are \$700 over budget at this time for snow removal this year and hope that November and December will see light or no snow fall. A discussion took place about implementing a "no salt" protocol with the contractor and to salt only when notified by a board member. The board supports this policy. All agree that increases these past few years cannot continue to be funded from assessments. A motion was made by Reed Silliman and seconded by Tom Kimbrough to raise the HOA dues by \$40 per month per owner starting January 1, 2025, to cover operating costs. The motion passed unanimously and will be voted on at the annual meeting. According to the capital improvement plan the board will again assess \$800 to complete projects not completed this year and fund projects for next year i.e., refreshing paint on two buildings and a partial new roof for building 2. The assessment can be paid in one lump sum or in quarterly payments arranged in advance with Susan Zahn. The assessment will be voted on at the annual meeting.

BUILDING 1

The foyer in building 1 has been refreshed. Matt Brown reported that the double foyer door is in good condition, but the frame is bad and needs to be replaced. Tom Jones can assess repair or replacement of the door frame.

BUILDING 2

Mark Burrows reported that the tuck point repair cost \$1,800. Inspection of the other buildings was done, and no tuck point repair is needed at this time.

ANNUAL MEETING

The annual meeting will be held on October 1, 2024, at the Fort Wayne Country Club beginning at 6 pm. A motion was made by Julie Inskeep and seconded by Tom Kimbrough to keep the current slate of officers.

OTHER BUSINESS

The landscaping committee will pay for the removal of a dead tree at the side of building 3, north end.

The board discussed a homeowner's request to install an electrical receptacle on an outdoor light pole in the back of building 3. If the homeowner uses an electrician and pays the expense, the board will approve the request.

The board again discussed homeowners charging their electric vehicles in the garages by using the wall receptacles. Tom Kimbrough will investigate.

Gayle Burns will contact the HOA's cleaning company about the cost of cleaning cobwebs from outside foyer doors. Julie Clancy asked that the trash can enclosures be power washed next year when the garage floors are cleaned. Gayle Burns will ask about those costs and get back to the board.

Some items on the to do list are power washing sidewalks and repainting or replacing all the wrought iron on the front of condo buildings.

The meeting was adjourned at 8:45 pm.