

COVINGTON CLUB BOARD MINUTES

June 10, 2025

Call to Order

Tom Kimbrough called the meeting to order.

Board Members Attending

Mark Burrows, Matt Brown, Reed Silliman, Julie Inskeep, Julie Clancy, Gayle Burns.

Board Members Unable to Attend

Mike Steinke

Approval of Minutes

A motion was made to waive the reading of the last board meeting minutes. It was seconded and unanimously approved.

Financial Report

Julie Clancy reported on the financials and made the following points:

- Storm damage from the Derecho has been hauled away from the east drive and the north parking lot of building 3.
- \$2,524.84 charged in March to General Bldg. Maintenance is for building 1 roof repair.
- Flowers and shrubs expense is spot on.
- I&M expense higher than budgeted.
- Elevator contract should come in on budget at \$2,150.
- \$17,000 has been budgeted for painting two buildings.
- Grass planted in a large barren area in front of building 3. Cost is not known yet.

Julie continued and reported on future capital planning projects. It was suggested that the board send the owners an email forewarning of assessments continuing past 2026 in advance of the annual meeting in October. Focus should be on items needed. Tom noted that the board is the body that approves and has the obligation to decide projects.

Items approved from this year's budget:

- Painting windowsills on building 4 and, if possible, paint windowsills on other buildings that need to be.
- \$5,000 for building 2 foyer refresh. Use it this year or not.
- Contact Bat Be Gone to rid building 1's attic of critters.
- Reframe building 1's front door. Tom will contract a carpenter for a quote.
- Discussed future road paving need. Estimate at this time may be \$90,000.
- New roof on building 2 was \$13,952 over budget.

- Use the entire \$17,000 for painting this year.

Old and New Business

Mark Burrows spoke about using the \$5,000 foyer refresh money and the \$17,000 painting budget this year to install vinyl siding on building 2 instead of painting wooden areas. Reed Silliman pointed out that the original concept of Covington Club is for all buildings to have a similar look. Adding vinyl siding to building 2 needs more discussion. Another consideration is some windowsills are rotting and need attention now. Bubble Bin forgot to make it to the backside of building 2 to clean and sanitize the trash bins. Mark offered to spray and clean the inside of the bins. The crack in the concrete in front of the mailroom entrance will be repaired by Tom Jones. Mark will contact Bat Be Gone to see if they will lower their price down to \$8,500 from \$10,000 to clean and repair attic in building 1. Building 1 also needs some concrete work done on the sidewalk. Lastly, the paving needs to be worked into the budget and to pick up some projects for improving the esthetics of the property.

Adjournment

There being no further business to be brought to the board, the meeting was adjourned.

The next scheduled meeting will be on September 2, 2025.