

COVINGTON CLUB ANNUAL HOA MEETING

October 7, 2025 | Fort Wayne Country Club Ball Room

Tom Kimbrough brought the meeting to order at 6:30 pm. Homeowners introduced themselves and Tom then introduced the HOA board. A quorum was established. Julie Inskeep introduced a motion to waive the reading of the October 2024 annual meeting minutes. Diane Bowlin seconded the motion. The motion carried.

President's Report

Replaced building 2's roof for budgeted and unbudgeted repairs for \$40,000.
Maumee Roofing made repairs to building 1's roof leaks for \$10,500.
Buildings 3 & 4 outside wood window trim painting, Building 2 trim paint, \$13,500.
Building 3's south foyer was refreshed with the help of the board's contribution of \$5,000.
Building 1's foyer door frame was repaired.
Power washed garage floors in buildings 3 & 4.
Bubble Gum Cleaning power washed all garbage bins and bin rooms.
Storm debris from 2-3 yrs ago placed at the back of the property was removed.
Removed bats from building 1 attic and sealed the entire structure.
Outside surface of windows cleaned as well as all carpets cleaned community wide.

Tom thanked the board for their service, thanked our accountant, Susan Zahn, for running our financials every month and paying our invoices on time, Tom and Cathy Jones for their service to our community and finally to our landscaping committee, Mary Steinke, Taff Silliman, Sharon McCaulay and Gayle Burns, for keeping the grounds looking nice.

Future Projects

More necessary painting will be done on all the buildings.
Paint all front doors. All foyer doors will be assessed for damage and an individual quote given for each.
An anonymous donor has given money to have a handicap accessible path installed to the Gazebo area. Quotes for construction are being obtained.
Fix potholes.
Paint black wrought iron fence in front of property.

Friendly Reminders

Lifts are not to be used for moving heavy objects or furniture.
No boats or trailers parked overnight in parking lots or any cars parked overnight in front of buildings.
No real estate signs placed in front of buildings, on the road, or in windows.

Report maintenance issues to the website instead of calling board members.
No inappropriate items flushed down toilets or drains.
Vehicles must go in and out of the property using the proper driveways. This is becoming a safety issue when improper entering and exiting is done.

Treasurer's Report

The goal of the board is to maintain \$20,000 in the operating account.
Dues increased last year to balance the budget. To balance the 2026 budget, the window cleaning line item was eliminated. However, if there is money available, the windows will be cleaned.
Expenditures for sewer and plumbing expenses were decreased for 2026.
A 3% increase in insurance was projected for 2026.
Some budgeted items are historical amounts.
Bat removal cost for building 1 will be \$3,000.
With adjustments from above, the 2025 ending operating account balance of \$20,000 will be met.
Elevators are paying for themselves. Elevator revenue continues to grow, is segregated and is not included in the reserve account.

Reserve Income

Assessment income for 2026 will be \$33,000 and go into the reserve account.
\$1650 of the monthly dues goes to the reserve account.
The carpenter who repaired building 1's front door charged far less than the \$3000 allocated. That savings is in the reserve account.

Assessment Discussion

After much discussion about the financial stability of the HOA, the board proposed a \$1000 assessment to the owners for the reserve account
According to the bylaws, the board does not need owners' approval to assess two \$500 amounts in any given year.

Future Projects Projection

The board works from a long-range plan and is constantly reviewing and revising the plan. The board reviews the plan with the owners at every annual meeting

Mike Steinke made a motion to approve the 2026 budget. Kourtney Teegardin seconded the motion. The motion passed.

Election of Board Members

After tallying the ballots, one new board member and 4 returning board members were unanimously elected. Board members elected are Sharon McCaulay, first 3-year term beginning Jan. 1, 2026; Julie Clancy, Matt Brown, Mark Burrows and Mike Steinke, second 3-year term beginning Jan. 1, 2026.

Open Discussion

Diane Bowlin's garage door seals are deteriorating. The board will have Tom Jones take a look.

Doors seals on Lili Carrol's door as well as Sharon McCaulay's door need to be replaced. This is on Tom Jones' to do list.

Adjournment

Mike Steinke made a motion to adjourn the meeting. Matt Brown seconded the motion. The motion passed unanimously. The annual meeting ended at 8 pm.