

COVINGTON CLUB BOARD ZOOM MEETING
Burrow's Residence
MARCH 9, 2026
6 PM

The meeting was brought to order by Tom Kimbrough at 6:00 pm. Board members attending included Julie Clancy, Gayle Burns, Julie Inskeep, Mike Steinke, Matt Brown, Reed Silliman, Mark Burrows, Sharon McCaulay and guest Mary Steinke.

November 18, 2025, Board Minutes

Tom Kimbrough called for the approval of the last board meeting minutes. Julie Clancy made a motion to approve the board meeting minutes. Sharon McCaulay seconded the motion. The motion carried.

Financial Report

Current cleaning of foyers has been reduced to twice monthly saving a total of \$3300/yr. Current budget amount for insurance is \$8393 quarterly. Actual amount quarterly has risen to \$9355, \$1206 over the 2026 budget, or \$4824 annually. Mark Burrows has been in contact with Mac Gregory and feels the increased cost of insurance is not out of line. The elevator fund is running in the negative because of the 5-year inspection that incurred in November of 2025. Julie Clancy suggested a \$5 increase in the dues for buildings 3 and 4. A discussion followed and it was determined that the board could not approve the increase. This issue will be added to the agenda for the annual meeting. The operating account for January and February include security and pet deposits. These amounts are owed to our owners and cannot be included as money available for operating expenses. Snow removal costs will probably be above last year's total. Julie Inskeep noted that the board has done two \$500 assessments this year and cannot do another one to help the budget.

New Business

The current snow removal contractor is not removing snow and ice from the north end of building 3 and the west end of building 4. It's always slippery and caution should be used when entering the garages. Tom Kimbrough will explore other snow removal contractors.

Old Business

ADA Pathway

Mary Steinke gave an update on the proposed ADA Pathway. Earth Source has been chosen because they were the most responsive. Mary provided an example of the vision in an email to the board. Potential ideas are for 1 or 2 pathways. For her to move forward, an initial invoice payment of \$2975 to Earth Source is required. Reed Silliman emphasized the importance of maintaining the historical significance of the area including long term materials in the specifications. Matt Brown moved to pay the initial invoice amount to Earth Source. Mike Steinke seconded the motion. The motion passed unanimously.

At the last board meeting Reed Silliman expressed the need to replace the main water pipes in the basements of buildings 3 and 4. Tom Jones has been repairing the leaking areas, but it has become an ongoing problem. For the cost of \$5,000 a complete pipe replacement in building 3's basement can be done. Or Tom Jones can start a gradual replacement for \$150 a month and continue until all the pipes are replaced. A motion was made by Gayle Burns to have Tom Jones replace the copper water pipes for \$150 per month starting in building 3 until all the pipes are replaced. Julie Clancy seconded the motion. The motion carried. Reed suggested doing inspections on water pipes every 5 years.

Julie Clancy had questions about the faulty foyer-door intercom systems. She's had a couple of inquiries about repairing the systems. The board will take the issue under consideration and investigate cost of repairs.

Julie Inskip asked about the schedule for water sprinkler turn on this spring. Pfister Sprinkler needs some lead time to book this for us. Tom Kimbrough has a copy of the contract with Pfister Sprinkler and will provide it to Julie.

Painting of all street side foyer doors was approved at the last meeting. Julie will schedule when the weather improves.

Tom Kimbrough reported that the tax return has been filed for a cost of \$370.

Sharon McCaulay will work on getting estimates for carpet and window cleaning costs and report back to the board.

The meeting adjourned at 7:10 pm.