COVINGTON CLUB BOARD MEETING
June 1, 2026
McCaulay Residence

The board meeting was called to order by Tom Kimbrough at 6:30 pm.

Board members attending included Reed Silliman, Gayle Burns, Sharon McCaulay, Mike Steinke, Matt Brown and Julie Clancy. Board members not attending were Julie Inskeep and Mark Burrows.

Julie Clancy gave the financial report through April 30, 2026.

Insurance is over budget and will add an additional $4,000 at year end.

Fire prevention is over budget by $664 for the year.

Snow removal is under budget this year.

AEP is over budget so far. Speculation is the heating of the foyers this winter is the cause.

There was a price increase for Trash removal which will result in an annual increase of $1,440.

Elevator telephone charges increased $55/mo.

Cash reserve of $50,000 is still projected for year end. Currently there is $5,000 for new water pipes in bldg. 3 and $3,000 for bldg.1 main foyer door in the reserve account. Building 1's foyer door was repaired for $300 and bldg. 3's water pipe repair will be charged to Tom Jones maintenance expense line.
$8,000 in the reserve account is not being used. The long-range project document was changed to reflect this. The painting budget has been increased to $8,000 and will cover the fence painting done my Mike Steinke

and will cover the outside painting for all front doors plus any other painting done under Mark Burrows direction.

Julie's recommendation is to not add any new projects this year as we have large projects happening in 2027 and 2028.

The elevator expense is over budget because of the 5-year inspection that took place in the fall of 2025. Next 5-year inspection will be in 2030. Frontier also increased their telephone fees this year. The elevator expense needs to be shored up. A discussion took place as to whether we need to increase the dues to the residents in bldgs. 3 & 4 by $5 or to do an assessment.
Reed Silliman made a motion to make an assessment to residents in bldgs. 3 & 4 of $150 to be paid 30 days from notice. Tom Kimbrough seconded the motion and will send out the notice. The motion passed unanimously.

Also discussed was the condition of the asphalt drive surrounding the property. Suggestions included getting a bid to fill and seal the drive to give us more time before having to resurface the whole drive or break the project into less expensive segments for more affordability. Tom Kimbrough will contact Brooks Construction for a cost analysis and report back to the board.

The board reviewed plans from Earth Source on the ADA pathway surrounding the gazebo. A plan was chosen and Tom Kimbrough will submit it to the anonymous donor.

In other business a discussion took place about having Bubble Bins clean all the trash cans. Mike Steinke will make contact and set up a date with Bubble Bins.

The roof leak above the Steinke's has been repaired.

The landscaping committee did a walk around with Pfister Sprinkler and resolved a few watering time issues.

New door keypads were installed on the north doors of building 3 without issues. The owners paid for this upgrade.

New owners of #3 in building 1 are Amy Bell and Rick Haver. They presented a landscaping plan to the board for the back area outside their condo. The board approved the plan with the stipulation that they maintain the new landscaping.

The next board meeting is scheduled for Monday, August 31, 2026.

The annual meeting is scheduled for Tuesday, October 6, 2026.

The meeting adjourned at 7:45 pm.