

COVINGTON CLUB BOARD MEETING
August 31, 2026
Kimbrough Residence

The board meeting was brought to order by Tom Kimbrough at 6pm.

Board members attending the meeting along with Tom Kimbrough were Reed Silliman, Julie Clancy, Julie Inskeep, Gayle Burns, Mark Burroughs, Sharon McCaulay, and Mike Steinke. Board members absent: Matt Brown.

Julie Clancy gave the financial report through August 31, 2026.

We are +\$6000 in all expenses except for snow removal which is \$7000 under budget. We are currently \$7000 over the 20K balance we would like to maintain in the operating budget. Landscaping projects to consider are the removal of a few dead trees, dying bushes, and trimming out dying limbs on some of the trees. She suggested lowering the snow removal expense amount and using some of the money saved for the landscaping project. Porch pot decorating for all buildings will cost around \$500.

Reserve Report

Not all paint budget money has been spent. The remainder left will be used to paint outside foyer doors. \$2975 listed in unexpected expenses is for Earth Source's plan for the pergola project. This amount was taken out of the Reserve Account. We will be reimbursed this amount by the benefactor. Projects pending are to refresh all the lamp posts with paint and replace the old tops with new ones. That project will cost around \$2000. Mark Burroughs has a few more areas around the community in need of paint that will cost around \$2000. Projected balance at the end of the year is \$57,000.

2027 Budget

Julie Clancy presented plan for a dues increase. Proposal is for an increase of \$40 for buildings 1 & 2 (\$25 increase for operating budget and \$15 for reserve budget.) New HOA dues would be \$460. Proposal for a \$50 dues increase for buildings 3 & 4 (\$25 increase for the operating budget, \$15 increase for the reserve account, and \$10 for elevators.) New HOA dues would be \$495. Several of our vendors have already given us their price increases for 2027. Suggested proposal for an assessment of \$3000 to repave the streets of entire community. Reed Silliman made a motion to increase the HOA dues next year but not increase the capital reserve amount now paid. Mark Burrows seconded the motion. The motion did not pass.

After a lengthy discussion on the pros and cons of increasing the capital contribution amount for the reserve account, Reed Silliman again made a motion to increase the dues for operating costs but not the increase for capital improvements. Proposed HOA fees for 2027 are \$445/mo for buildings 1 & 2 and \$480/mo for buildings 3 & 4.

Mark Burrows seconded the motion. The motion passed.

Reed Sillman then made a motion to approve the 2027 budget. Mike Steinke seconded the motion. The motion passed unanimously.

Assessment Discussion

Brooks Construction gave us a bid of \$120,500 for new paving. If we wait another year, there will be an increase of \$6000. After a discussion on the paving plan, Tom Kimbrough made a motion to assess each homeowner \$3200 for the upcoming project. Reed Silliman seconded the motion. The motion passed unanimously.

Pergola Bids

Tom Kimbrough presented 2 bids for the pergola project. One bid came in at \$181,000 and the other at \$196,000. The board discussed the need to refresh the pergola area. The consensus was that although the upgrade would look great few people would use it. Tom will speak to the benefactor.

Other Business

Michael Clegg, building 3, condo #24, is asking for board approval for a plan to attach a mini split condenser unit to the north side of the building under one of his windows. The plan requires drilling through the masonry in several places for the unit and conduit lines. After some discussion, his plan was denied. The board does not want to set a precedent to allow this type of unit placement since all HVAC units for building 3 are in the back of the building.

The meeting adjourned at 8:30 pm.