

Country Cove (Woodlands East) HOA Meeting January 20, 2010 Minutes

Present at the meeting were Russ Monckton, Michelle Gonsowski, Ed & Linda Bollinger, Robert & Mary Jo Shaw, Bill & Ruth Newman, Eric Borns, Jim Cooper, Colleen Clark, Mabel Machin Tous & Raul Tous, Vickie Williams, Dave Vessey, and Justin Arendale. Proxies were received by Mary Jo Shaw for Roberta English and by Ed & Linda Bollinger for the Assadi's and Tom Wehage.

The meeting was called to order at 10:15am by President Justin Arendale. There was an error regarding the proposed annual HOA dues stated in 2009 minutes. It was stated that the proposed increase would change from \$225.00 to \$270.00. Correction was made to the following: \$225.00 to \$275.00.(so noted in the minutes)

Mabel Machin-Tous treasurer, presented the 2009 financial statement and the proposed 2010 budget. There was discussion about raising the 2010 HOA fees from the current \$250.00 to either \$275.00 or \$300.00. Expenditures have risen and if dues are not paid on time there is a concern about "cash flow" to pay expenses. Dues collected at the rate of \$275.00 do not meet the projected expenses for the year. Raul Tous stated that raising the dues to \$300.00 would cover all projected expenses and allow for some funds to be placed in reserve. Vickie Williams (V.P.), motioned that dues be raised to \$300.00. Russ Monckton seconded the motion and it was passed. Mabel will deliver dues notices to all homeowners. Dues paid after March 30th will be assessed a \$25.00 late fee.

A sign-in sheet was available to all homeowners in addition to UPDATED CONTACT INFORMATION. (Please contact current Secretary with any "changes".)

Ruth Newman expressed concern about the "unfinished" appearance of the new wooden fence by the retention pond.(the Salazar property line). The finished side of the fence faces E.E. Williamson Road and is visible from exiting Citrus Wood Court. The posts, an unfinished look seems to be the concern. Larry Salazar's property borders the fence and he stated he would allow an additional section of fence to be installed to screen that view, if that would help. Much discussion followed. A solution was introduced by Pres. J.A. stating that a "gate" blocking the view could be installed and home owner Larry Salazar had no objections.

President Justin Arendale stated that the new wooden fence does have a 15 year warranty and that we should consider painting or staining it to protect it. It was decided that painting would require annual upkeep and that staining would be a better option. The estimate to have the work done is: \$1,700.00, but the cost can be lowered to approximately \$800.00 if the work is done by neighborhood volunteers. Those who volunteered are: Russ Monckton, Ed Bollinger, Larry Salazar, Mabel & Raul Tous, Colleen Clark, Jim Cooper, Justin Arendale, and Bob & Mary Jo Shaw. Once a date has been chosen, the volunteers will be notified.

Homeowner Bob Shaw questioned the process by which the decision was made to replace the fence. Justin had a fence company evaluate the fence and they stated it was not practical to repair and should be replaced. Justin received 5 estimates. The final cost of the wooden fence was: \$5,650.00. Vickie Williams stated that there have been funds set aside for more than 10 years for fence repair or replacement and that the board has the authority to make that decision. Reference to our By-Laws was so stated.

Homeowner Ed Bollinger questioned why mulch was being placed along part of the area of Citrus Wood Court and the fence. Since it has become covered with leaves and will be difficult to maintain. Discussion followed.

Homeowners are reminded to consult the Architectural Review Board when making improvements such as painting and/or installing fences or sheds. The current 2010-2011 members are: Raul Tous, Trevor Moore, and Bob Shaw.

Current Neighborhood Watch Captains are:

Ruth Newman-Citrus Wood Court -cul de sac.

Raul Tous-Citrus Wood Court (main section)

Vickie Williams-Eastland Point- cul de sac.

President Justin Arendale stated the New slate of Officers on the HOA Board to be voted on. No changes were made. Motion was so noted by President J.A. Motion seconded by homeowner Russ Monckton; vote was called and was passed unanimously.

Current 2010-2011 C.C.HOA Board

Justin Arendale	President
Eric Borns	Vice-President
Vickie Williams	Secretary
Mabel Machin-Tous	Treasurer
Robert VanKaam	Member at large

Homeowner Dave Vessey will continue to maintain our website. (webmaster)

Meeting was adjourned: 11:20am

Meeting minutes and by-laws are available on the internet at:

www.countrycove.org

Minutes respectfully submitted by Mary Jo Shaw, outgoing Secretary and Vickie Williams, incoming Secretary.