

Country Cove (Woodlands East) Homeowner's Association Annual Meeting
Saturday February 1, 2014
Meeting Minutes

The meeting was called to order at 10:25. Present were Linda and Ed Bollinger, Dave Vessey, Amy Moore, Jim Cooper, Patrick Kelliher, Alicia Talbot, Raul Tous, Russ Monckton, Mabel Machin Tous, Rob VanKaam, Mary Jo and Bob Shaw.

Dave motioned to open the meeting, seconded by Bob.

The current board was introduced since three positions have become vacant this year and are currently filled by interim members.

A quorum was established: Nine homeowners were present and eight proxies have been received.

The minutes from last year's annual meeting were read by Dave. Ed motioned to accept them, Dave seconded.

Mabel presented the 2013 financial statement and the proposed 2014 budget. Mabel provided an explanation of the expenditure for directors insurance stating it is now mandatory. The premiums for the liability insurance for the common areas has gone down. We are still unable to obtain coverage for the fences and sign. Since it was determined that the HOA does own a one foot strip that the fence along the church property sits on, Mabel will check to see if we can insure that. The HOA website has been paid for the next three years. Dave motioned to accept the treasurer's report and Linda Bollinger seconded and it passed.

There was discussion about filing with the IRS to become a 501(c)3 enabling us to avoid sales tax and accept donations. Cost to attain status will be approximately \$600.00. Dave motioned that we go forward with filing, Jim seconded. Vote passed.

The contract with Jackson (landscaping of common areas) has expired and they have not changed their rates but could at any time.

There was discussion about trimming the trees along the fence bordering the church. Neither the county, Progress Energy or the church will provide assistance. Rob will get estimates and get permission from the church to trim them.

There was discussion about the origin and use of contingency fund. The fund was increased by two payments from the insurance company when the original sign at the front of the subdivision was destroyed--one for the damages and one for the theft of the iron. Dave reminded us that if the cost to trim the trees was too high we could use some of the money from that fund. Dave motioned to accept the budget, Jim seconded and it passed.

Dues at the current rate only cover anticipated expenses. Dave motioned that they be raised to \$330.00. Jim seconded and it passed. Dues are due by March 31. Contact Mabel for any arrangements.

Old Business:

Cameras were used last year at various locations but they were not successful because the vandalism changed locations. The church will allow us to mount one on their property that will monitor the front. There has been damage to sprinklers, landscaping the lighting. Efforts to keep the letters attached to the sign have been unsuccessful and Rob has contracted to have the name engraved at a cost of approximately \$400.00. Some remote cameras have been donated and a sign will be put up stating that the neighborhood is under surveillance. Rob reminded everyone to please make a police report for any damage.

Speeding seems to be less of a problem now but it is still a concern with children playing. Please call the non-emergency police number to report speeding and give them the license plate number.

New Business:

Linda asked why the fence bordering the retention pond has not been painted. Rob stated that the homeowner had been given the paint to complete the job and he would check to see if he needed any help.

Rob initiated a discussion about using centralized mailboxes rather than each home having its own mailbox. There would be four units placed around the neighborhood. Dave had a concern about vandalism and how they would look and stated that he would not want it in front of his house. There were many objections and no interest in pursuing it. The HOA is still offering to pay \$25.00 toward the cost of replacing your current mailbox with a black model similar to the one Rob has. To make the neighborhood more uniform if a replacement mailbox is needed black would be preferred.

Rob reminded everyone that spring is coming and yards should be spruced up.

The gutters and sidewalks at the front of the subdivision are black and should be pressure washed. Several homeowners have pressure washers and a volunteer day will be organized.

Amy asked about pond cleanup. The cost of the cleanup was \$650.00. All leaves and debris were removed as well as the footers from the previous fence.

We have so few candidates for yard of the month that it has been suspended.

We will have a block party on Sunday, May 18th at Mabel and Raul's house. Details will be sent out closer to the date.

Our contact list is in need of updating, Bob will send out a letter requesting current contact information.

The neighborhood watch sign is gone. Rob will look into replacing it. Neighborhood watch volunteers are: Patrick, Vickie Williams, Amy, Raul and Bob.

Rob presented the proposed slate of officers for 2014.

President:	Rob VanKaam
Vice President	Russ Monckton
Treasurer	Mabel Machin Tous
Secretary	Mary Jo Shaw
Member at large	Bob Shaw

Patrick motioned to accept the proposed board, Jim seconded it. Vote passed.

Raul motioned to adjourn at 12:07, Dave seconded.

Proxies were received from the following homeowners:

Gil English
Steve Forgy
Mahnaz Assadi
Frank Phillips
Griseldia Frias
Larry Salazar
Vickie Williams
Court Meyborg

The meeting minutes and the by-laws are available on the internet at www.countrycove.org.

Minutes respectfully submitted by Mary Jo Shaw, Secretary.