

## **Country Cove (Woodlands East) Homeowner's Association Annual Meeting**

### **Meeting Minutes**

**Saturday January 27, 2018**

The meeting was called to order at 10:10. Present were Dave Vessey, Amy Moore, Rob VanKaam, Mary Jo and Bob Shaw, Russ Monckton, Ed and Linda Bollinger, Frank and Donna Phillips, Patrick Kelliher, Melodie Szara, Julie Boggs, Jim and Bobbie Cooper, Brian and Shari Barnes.

A quorum was established: Twelve homes were represented and six proxies had been received:

Proxies were received from the following homeowners:

Gil English 947 Citrus Wood Court

Mahnaz Assadi 951 Citrus Wood Court

Vickie Williams 1290 Eastland Point

Dottie Ramsey 939 Citrus Wood Court

Frank & Estelle McCarron (2) 936 Citrus Wood Court, 1276 Eastland Point

Dave motioned to open the meeting, motion was seconded by Melodie.

The minutes from last year's annual meeting were read by Mary Jo. Bobbie motioned to accept them and Amy seconded. The motion was carried.

Bobbie presented the 2017 financial statement and the proposed 2018 budget.

- 2017 HOA fees have been received by all 26 homes
- The delinquent fees for 2016 and 2017 were paid in part when 1282 Eastland Point was sold last year
- Bob motioned to accept the financial report and Ed seconded. Motion carried.

### **Old Business**

#### **Amendment 4**

There was discussion regarding maintaining the status of 501 C(3). It does not seem that there are many advantages to us versus the additional reporting and looming requirement to add Amendment 4 to our by-laws that will be required. It was determined that Bobbie will check into what is involved in dissolving that status. The result is we will not pursue the amendment. Motion was made by Julie and seconded by Frank. Motion carried.

### **Background checks for potential renters**

Last year there was lengthy discussion regarding the requirement of background checks for potential renters. Patrick has spoken with an attorney who has advised that he can provide an application and agreement for a cost of approximately \$500.00. Criteria we are considering would be income, credit scores, background checks and placing a twelve month minimum rental term. Amy offered to look into what restrictions there are

for denying a tenant. There is also the option of hiring an outside company to complete the checks and provide us with the prospective tenant's score. We would need to establish what the minimum acceptable score would be. Cost associated with background checks would be paid by the potential renter.

An amendment must be made to the by-laws to require this and that must be passed by 75% of homeowners (20 homes). All homeowners must be advised of the background check requirement sixty days prior to it going into effect.

A motion was made by Melodie to form a committee to explore the possibilities and report those findings back to the board. The motion was seconded by Julie and passed. The committee consists of Patrick, Amy, Russ, Melodie and Julie.

### **Update on Insurance for entrance sign and fence**

Bobbie will check into the cost of upgrading our insurance coverage from liability only to liability and property coverage once the fence has been replaced and the value of that is known. Bobbie added an additional \$500.00 to the 2018 budget as an estimate to cover the additional cost of that policy.

### **New Business**

#### **Dues**

Dues will remain \$330.00 if paid by 3/31/2018. The late fee will be \$25.00 if paid after that date. The motion to accept the dues was made by Julie and seconded by Melodie. The motion passed.

#### **Fence along Citrus Wood Court**

As a result of Hurricane Irma and damage from lacrosse teams playing on the property behind the church the fence along Citrus Wood Court needs to be replaced. Linda questioned if there is a requirement that we have a fence. It is not required but homeowners along that street have indicated that they want a fence in place.

Patrick provided quotes for several styles of fence but the board determined at the last meeting that wood was the most affordable option. The style being considered is stockade as opposed to the board-on-board style that is there now. It would also be a heavier grade of wood and reinforced at the bottom to prevent rot. Cost is approximately \$11,000.00.

Brian and Shari Barnes live directly across from the church and have requested the fence be extended to shield their home from the view of persons who gather there for the food pantry each week. In addition, that would screen the view of the raised gardens that the church has not maintained. The pastor has given permission to extend the fence approximately four panels. They are requesting that the fence extend farther to the edge of the church driveway. To do that would require a survey as well as permission from the county and any utilities and we would be placing the fence on property we do not own.

Rob will check with the pastor to see if parking and the line of persons waiting can be moved to the rear of the church. If that could be done the fence could be extended just the four panels that have already been discussed.

There was discussion regarding placing a vinyl fence as opposed to a wooden one. Patrick stated that the warranty of the vinyl fence he recently installed is 25 years. The downside of the vinyl is that it must be pressure washed regularly or it will mildew. Bobbie noted that our lawn service also offers pressure washing. It was determined that we would seek a quote for vinyl before proceeding. All agreed that they would prefer a darker color. Melodie suggested that since the view by the church is objectionable we could place a higher fence there to screen it and then transition to a five-foot fence further down Citrus Wood Court where there are only trees on the church property. Bobbie stated that our budget for the fence should not exceed \$15,000.00. If quotes come back higher than that the board will have to decide how to proceed.

### **Notice of public meeting**

There are proposed changes to EE Williamson including a bike trail. A public meeting will be held on Wednesday January 31<sup>st</sup>. The information was made available to anyone at the meeting who would like to attend.

### **Concerns**

A number of homeowners have complained about dog waste being left in their yards. Rob advised that all waste should be picked up in yard along easements and along the fence on Citrus Wood Court.

There are also concerns about speeding. It was determined that if the speeding vehicle can be identified Rob should be advised and he will speak with them.

The fire hydrant on Citrus Wood Court has been leaking. Melodie reported it and now the water to it has been turned off. She will contact the county commissioner to determine how to have it repaired.

There are no plans for the board to organize a block party this year. If anyone is interested please contact a member of the board.

### **Election of officers**

The 2018 slate of officers was proposed:

President: Rob VanKaam  
Vice President Russ Monckton  
Treasurer Bobbie Cooper  
Secretary Mary Jo Shaw  
Member at large Dave Vessey

Julie motioned to accept the proposed board. Frank seconded and the motion was passed.

### **Architectural Review Board changes**

Russ Monckton and Jim Cooper have replaced Trevor Moore.

Julie motioned to adjourn the meeting at 12:06 and Frank seconded.  
The meeting minutes and the by-laws are available on the internet at  
[www.countrycove.org](http://www.countrycove.org).

Minutes respectfully submitted by Mary Jo Shaw, Secretary.