

**Country Cove (Woodlands East) Homeowners Association Regular
Board Meeting
Tuesday April 23, 2019
Meeting minutes**

The meeting was held at Russ Monckton's home and was called to order at 7:40. Present were Russ Monckton, Bobbie Cooper, Dave Vessey, Patrick Kelliher and Mary Jo Shaw.

This meeting was held to discuss Amendment 4 which is being written to establish minimum rental terms of 12 months to new renters and to forbid sub-letting. It contains specific language to prohibit rentals through organizations such as Airbnb and VRBO. The creation of the amendment was agreed upon by the board and approved by the required majority of homeowners at the annual meeting which was held January 26, 2019.

There was discussion of requiring all lease terms, including renewals, to be 12 months. It was decided that since the original rental term was 12 months and in compliance with Amendment 4 it would be up to the parties to determine the duration of the renewal provided the parties were the same owner and renter.

Bobbie suggested that we should require the owner to provide a copy of the lease to the board.

There was discussion regarding imposing a fine if an owner entered into a lease agreement for a term of less than 12 months. Dave noted since that was not presented as part of the amendment at the annual meeting another majority vote would be required to include that language. It was determined that we would not include that at this time.

After discussion Dave proposed the following statement to be included in the amendment and all present agreed:

After the initial 12 month rental period the renewal of the lease between the same owner and the same tenant is not subject to the minimum 12 month term.

Once Amendment 4 has been completed Mary Jo will provide a copy to

all homeowners.

Bobbie has been having difficulty with Fairwinds Credit Union since they updated their online system. She has been unable to receive statements online and will check into moving the accounts to another credit union. All agreed she should check to see what is available that would be more convenient.

Bobbie reported that she is still working on filing the taxes for the association and removing the 401c3 status. She will make one more call to the IRS for assistance and if they are not able to help her we may need to consult a tax attorney.

In October of 2018 the following homes were issued letters regarding violations of the deed restrictions:

1298 Eastland Point - portable basketball goal left permanently in the street (not resolved)

1276 Eastland Point - yard not maintained, white exposed pipes in front of house, grill, garbage cans, hoses left in the driveway. (pipe painted to blend with brick, yard cleaned up but driveway still cluttered)

1290 Eastland Point - yard not maintained, garbage cans and equipment left in driveway (not resolved) lease expires 4/30

983 Citrus Wood Court - shed in need of repair/replacement (not resolved)

944 Citrus Wood Court - yard not maintained (resolved) but new concerns - window A/C units in front and side

1298 Eastland Point - fence repairs needed (fence replaced)

963 Citrus Wood Court - yard not maintained (resolved)

955 Citrus Wood Court - vehicle parked in the grass in the side yard (resolved)

Patrick suggested that we send another letter stating that the violation has not been addressed and advising that a fine will be assessed.

All present agreed we will look through the by-laws and deed restriction to confirm that we have the authority to fine those in violation.

Bobbie has obtained a copy of the fine structure that is being used by another HOA in the area. She will forward that to everyone on the board as an example.

The meeting adjourned at 9:15