

Country Cove (Woodlands East) Homeowner's Association Annual Meeting
Saturday January 26, 2019
Meeting Minutes

The meeting was called to order at 10:06 am. Present were Dave Vessey, Rob VanKaam, Mary Jo Shaw, Russ Monckton, Ed Bollinger, Patrick Kelliher, Melodie Szara, Julie Boggs, Jim and Bobbie Cooper, Brian and Shari Barnes and Estelle McCarron .

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

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

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

Bobbie presented the 2018 financial statement and the proposed 2019 budget. The lawn care maintenance allowance was increased and Melodie asked if it was due to the cost of having the backflow meter inspected. To date we have not been advised that it is due for inspection and will not request one until notified.

There was lengthy discussion regarding the notice sent by Utilities Inc requiring all homeowners to install the valves. Several homeowners have installed their own and others have not. One homeowner received a notice from Utilities Inc stating that their water would be turned off if they did not install one. Rob spoke with a representative from Utilities Inc prior to having the valve at the front of the subdivision installed. They stated that first, second and final notices would be sent to all homeowners, but to date only the one household has received additional notices from them.

2018 HOA fees have been received by all 26 homes. Bobbie advised that leaving the dues at \$330.00 will result in a shortage of \$520.00 based on this year's budget. It was determined that since some of the previous expenses will not apply this year it was decided to leave them at \$330.00 and adjust them next year if necessary. The annual dues are \$330.00 if paid by March 31st and \$355.00 if paid on or after April 1st .

Russ motioned to accept the budget as reported and the dues to remain at \$330.00. Jim seconded and the motion was carried.

Old Business

Last year there was discussion regarding background checks for potential renters and minimum terms for rental agreements. It was determined that two separate amendments would need to be made to put these into place.

Julie motioned that we create an amendment that would require a minimum rental term of 12 months. The amendment would also forbid sub-letting and contain specific language to prohibit rentals through organizations such as Airbnb and VRBO. Jim seconded the motion and it was carried. Since 75% of the households were represented at this meeting the change to the by-

laws can be prepared and will be presented to all homeowners for approval before being recorded. Dave will write the amendment and it will be Amendment 4.

There was also discussion regarding background checks of potential renters. Estelle added that her company does conduct background checks but it might be helpful to include language to update the background check every twelve months in case the situation has changed. Melodie questioned if only the person signing the rental agreement would be subject to the background check.

Patrick noted that we will need to gather more information before we could propose an amendment. There are still questions regarding what the criteria would be and whether the cost of the background check would be passed on to the potential renter or absorbed by the landlord. This will be discussed at the next board meeting.

Update on Insurance for entrance sign and fence

Bobbie has all of the information showing the value of the vinyl fence for insurance purposes but she was not given the receipts showing the actual cost of the entrance sign and fence surrounding the retention pond. For that reason she has not been able to get a quote for insurance to replace those should they be damaged or destroyed. We will continue to look through past records to determine the value. It was suggested that it may be more cost efficient to contribute to a contingency fund than pay premiums.

New Business

Bobbie reported that the IRS has contacted her regarding our 2017 filing. There are questions as to what form we should file since we wish to dissolve our status as a 501c3. She will continue to work with them to determine how to proceed but we may need to consult with a CPA to accomplish this. She does not think any penalties will be assessed.

General Discussion

Dave noted that the proposed bike path along EE Williamson has been approved and construction has begun. The roundabout proposed at the intersection of Rangeline Road and EE Williamson was not approved.

Rob announced that he will not run for president this year.

Election of officers.

The 2019 slate of officers was proposed:

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

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

Rob motioned to adjourn the meeting at 11:25 and Melodie seconded.

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 & Donna Phillips 967 Citrus Wood Court
Larry Salazar 995 Citrus Wood Court
Miguel Frias 1281 Eastland Point
Pam Dastic 983 Citrus Wood Court

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

Minutes respectfully submitted by Mary Jo Shaw, Secretary.