

Country Cove (Woodlands East) Homeowner's Association Annual Meeting
Saturday January 23, 2021
Meeting Minutes

The meeting was called to order at 10:00. Present were Russ Monckton, Jim and Bobbie Cooper, Patrick Kelliher, Dave Vessey, Mary Jo Shaw, Jeremy Waldron, Melody Szara, Julee Boggs, Shelby Vallejo and Karen and Don Hunt.

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

Bobbie presented the 2020 financial statement and proposed 2021 budget. She noted extra expenses this year included \$1000.00 for landscaping plants, \$400.00 to level sections of the fence and \$500.00 to pressure wash the fence. With those expenses the year ended with an excess of only \$973.00. Our goal is to have an excess of \$1500.00 per year to place in a contingency fund. That fund would be used to cover unexpected expenses such as damage to any of the fences.

Dave Vessey suggested raising the dues from \$330.00 per year to \$350.00 per year. The increased amount would mean a larger excess after all expenses are paid and allow us to continue funding the contingency fund.

Since we had some homeowners who were new to the neighborhood, Dave explained that we have a total of four fences that we own and maintain. There is a wooden fence between the Salazar property and the pond. That fence is in need of replacement soon. There is an aluminum fence surrounding the pond and a concrete entrance sign. In addition, there is a viny fence that extends from EE Williamson Road to just short of Eastland Point. That fence was built to ensure that the church does not put a driveway in that would be accessed from Citrus Wood Court.

At this time we do not have insurance on any of the fences so a contingency fund is necessary for any repairs or replacement that may needed.

Dave motioned that we accept the budget and raise the annual dues to \$350.00 and Jeremy seconded. The vote was unanimous. Dues for 2021 will be \$350.00 and they will be due by April 1st. Dues paid on April 2nd or later will have a \$25.00 late fee assessed.

Julee suggested that we should send out reminders so it was decided that Mary Jo would send a reminder email on March 1st to all homeowners.

The minutes from last year's meeting were read by Mary Jo. Bobbie motioned to accept them as read and Julee seconded. Motion carried.

Old Business

Background checks

Patrick has researched the feasibility of adding an amendment that would require any homeowners who choose to rent their homes to have background checks done on the proposed renters. He spoke with a property management company and they advised that implementing that would require legal advice to assure we would not be discriminating and that it would most likely be very costly. He stated that it could add as much as \$100.00 to \$150.00 per year to dues. There was discussion and it was decided not to pursue the matter any further.

Insurance

Bobbie has asked our insurance agent for a quote to insure the fences. We have incomplete records from the installation of the aluminum fence and the concrete entrance sign and the agent is stating without those records they cannot provide a quote. Bobbie asked if they could send a representative out to appraise the value and they refused. Julee stated that it would be typical for them to expect us to provide all of that information to them for the quote.

In an effort to provide that to the insurance company, Patrick will gather all of the information for the vinyl fence. Dave will document all of the dimensions of the concrete entrance sign and those together with the receipt may be enough for a quote for that part. Since the wood fence will need to be replaced before attempting to insure it we will have records for that. We will continue to look for information regarding the installation of the aluminum fence and discuss it at the next board meeting.

Issues and Concerns

Dave stated that the United States Post Office had at one time proposed placing common mailboxes in the neighborhood to avoid delivery to individual mail boxes. This had been discussed at a previous meeting and none of the homeowners were in favor of locating the common mailboxes in front of their property. As a reminder we should be sure that cars are not parked in front of the mailboxes to make it difficult for them to deliver the mail.

There were complaints that the mail has been slow or even in some cases items not received. Don advised that USPS offers a service that will scan the items that will be delivered each day and email them to you.

Dave Vessey has announced that he is resigning his position as Member at Large. He will continue to maintain the websites.

Election of Officers

The 2021 slate of officers was proposed:

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

Julee motioned to accept the proposed board. Melody seconded it. Vote passed.

There was a reminder to all residents to check with the Architectural Review Board when making any changes to your home's appearance such as painting or a new roof. Please contact one of them and they will provide you with a form to complete describing the changes you are proposing. The members of the Architectural Review Board are:

Bob Shaw	407 702 2628
Russ Monckton	407 332 6828
Patrick Kelliher	407 257 1121
Jim Cooper	407 405 0922

The members of the Neighborhood Watch are as follows:

Eastland Point cul de sac	Bob Shaw	407 702 2628
Citrus Wood cul de sac	Russ Monckton	407 332 6828
Citrus Wood main	Patrick Kelliher	407 257 1121

Julee motioned to adjourn the meeting at 11:55 and Melody seconded.

Proxies were received from the following homeowners:

Gil English	947 Citrus Wood Court
Frank Phillips	967 Citrus Wood Court
Dottie Ramsey	939 Citrus Wood Court
Linda Salazar	995 Citrus Wood Court
Rob Van Kaam	940 Citrus Wood Court
Estelle McCarron	936 Citrus Wood Court
Estelle McCarron	1276 Eastland Point
Linda Bollinger	959 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.