

Country Cove (Woodlands East) Homeowners Association

Regular Board Meeting

Wednesday January 10, 2024

Meeting minutes

The meeting was held at Russ Monckton's home and was called to order at 7:05. Present were Russ Monckton, Bobbie Cooper, Melodie Szara, Shelby Vallejo. and Mary Jo Shaw.

The meeting was held to set the agenda for the annual meeting.

Bobbie stated that since we had the increase in dues in 2023 and fewer large expenses we will propose that there be no change in the 2024 dues. There is still one homeowner who has not paid 2023 dues and we have been communicating with them.

Russ installed solar lights at the front of the subdivision and will provide the receipts to Bobbie before the annual meeting so that she can include that expense in 2023.

The projects that need to be discussed at the annual meeting include repairs as well as the annual cleaning of the fence along Citrus Wood Court and updating of the landscaping at the subdivision entrance. In addition, the entrance wall is peeling and needs to be repainted.

The bike path has been completed but EE Williamson at the Citrus Wood Court intersection still seems to need work.

Interest in placing cameras was renewed after our fence was damaged by a car last year. Russ consulted a security company regarding the possible placement of cameras along Citrus Wood Court to record incoming and outgoing traffic. He was advised that there is no place to mount the cameras that would provide an adequate view. In addition, we would need to use the wi-fi from one of the houses at the front and someone would need to monitor the footage. It was determined that we shouldn't pursue it any further.

We will need to have a discussion regarding curb appeal. There are currently some instances of a disabled vehicle and an appliance that has been left in the driveway. We currently do not have any structure in place to fine homeowners who do not comply with the deed restrictions and it is felt that the expense involved in adopting that is not feasible for a subdivision of our size. At this point all we can do is make a general request to clean up yards and driveways and if we do not get results consider contacting the homeowner directly.

The red markings on the sidewalks and lawns along our streets are for the installation of WOW internet.

The meeting adjourned at 8:10.