

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

Saturday, January 20, 2024

Meeting Minutes

The meeting was called to order at 10:10. Present were Russ Monckton, Melodie Szara, Bobbie Cooper, Bill and Rebecca McKelvey, Rob VanKaam, Brian and Cheryl Barnes, Chris Daugherty, David and Angel Colon, Dave Vessey, Melodie and Mike Szara, Julee Boggs, Cydney Berry, Karen Hunt and Yanal Sakaji.

A quorum was established. Fourteen houses were represented and six proxies were received.

Since we had a new homeowner in attendance we went around the room introducing ourselves.

The minutes of last year's meeting were read by Mary Jo Shaw. Chris Daugherty motioned to accept them and Dave Vessey seconded. Motion carried.

Bobbie Cooper presented the financial statements. Bobbie proposed that the dues remain at \$400.00 for 2024. The 2024 dues are payable between now and April 1, 2024. Dues paid on April 2, 2024 or later will have a \$25.00 late fee charged. A motion to accept the dues at \$400.00 was made by Chris Daugherty and seconded by Rob VanKaam. Motion carried.

Old Business

Russ Monckton installed a solar panel and battery behind the entrance wall to power the lights illuminating the Country Cove entrance sign. He installed a total of six lights and has placed them on a timer. The starting and ending times will be adjusted as the time changes and as he becomes more familiar with the capacity of the battery. Duke no longer supplies any power to the front entrance and Bobbie Cooper will contact them to close our account .

The sprinkler system is powered by a battery with a two year life.

Russ Monckton contacted two security companies regarding surveillance of traffic coming in and out of the subdivision. Both noted that our biggest problem is that we have no guard shack to mount the cameras and store the equipment. Their recommendation was that households install Ring cameras.

New Business

The landscaping at the front entrance needs to be updated. Many of the plants have died due to lack of water and age. Melodie Szara suggested that we contact a landscaper who would be able to provide plants that would better tolerate the conditions there and hold up better. In addition there appears to be some insects in the grass so Russ Monckton will get estimates to have it sprayed.

Mike Szara mentioned that the grass along the fence is in bad shape and we might consider replacing the sod. Dave Vessey stated that unfortunately the land does not belong to us and we would have no way to water it. We only own the one foot of land directly under the fence.

Dave Vessey mentioned that E. E. Williamson is very rough by the entrance to our neighborhood. Rob VanKaam has contacted the construction crew and they stated that the pavement would be corrected at a later date. Melodie Szara stated there is a big temperature difference between the concrete sidewalk and the new blacktop surface when walking on them. The blacktop in front of North Cove has been removed and replaced with concrete largely because of the pressure they brought on the contractor. Mary Jo Shaw will send an email advising how to contact our commissioners to voice our concerns about the blacktop. In addition she will email homeowners with the date of the next council meeting in the hopes that a group of us can attend and voice our concerns.

Last year the vinyl fence was pressure washed by an outside company using water from Sherry McKeough's house. Brian Barnes stated that he has acquired equipment and will be starting a pressure washing business shortly. He will give us an estimate to do this year's cleaning of the fence as well as an estimate to clean the concrete entrance wall to prepare it for painting.

Mary Jo Shaw will get estimates to repaint the concrete entrance wall and report them to the board for consideration. This will likely be our biggest expense of 2024.

Issues and Concerns

WOW Fiber Internet has been going through the area marking the underground power lines. They have not provided a date when they will begin installation.

Russ Monckton reminded everyone to check the appearance of their front yards and to keep driveways clear. He also reminded everyone that any visible changes will need to be approved by the Architectural Review Board. Contact any board member for a copy of the form.

There was a discussion regarding speeding in the neighborhood and a reminder to advise adult children and their friends of the speed limit.

Chris Daugherty mentioned seeing a white vehicle parked on the grass by the entrance sign several times. Russ Monckton has a white vehicle and was parked there while he was installing the solar lighting. We're not sure if all sightings were him but a reminder to keep an eye out for anything suspicious in the neighborhood.

Bobbie Cooper stated that Jim Cooper needs to resign from the Architectural Review Board. Chris Daugherty volunteered to take his place on the board.

Election of 2023 board members

All current members of the board have agreed to serve for 2024. Bobbie announced that this will be her last year as treasurer and asked that anyone interested in the position contact her for more information.

President	Russ Monckton
Vice President	Melodie Szara
Treasurer	Bobbie Cooper
Secretary	Mary Jo Shaw
Member at Large	Shelby Vallejo

Julee Boggs motioned to accept the slate of officers as presented and Brian Barnes seconded. Motion carried.

Proxies were received from the following homeowners:

Sherry McKeough	1298 Eastland Point
Gil English	947 Citrus Wood Court
Dottie Ramsey	939 Citrus Wood Court
Mahnaz Assadi	951 Citrus Wood Court
Linda Bollinger	959 Citrus Wood Court
Frank Phillips	967 Citrus Wood Court

Julee Boggs motioned to adjourn the meeting at 12:25 and Chris Dougherty seconded.

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

Minutes respectfully submitted by Mary Jo Shaw, Secretary