

Country Cove (Woodlands East) Homeowners Association

Regular Board Meeting

Wednesday January 8, 2025

Meeting minutes

The meeting was held at Bobbie Cooper's home and was called to order at 7:10. 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.

The first item discussed was the proposal to the community to have the HOA revitalized. An email was sent out in December advising that the current documents were expired and needed to be updated (revitalized) but since there was minimal response we feel that it will have to be explained at the meeting. Mary Jo will look through the email from the attorney and an article that explains the reason and process to compile a handout for the meeting. When the revitalization is being presented, we will emphasize that the HOA provides liability insurance to protect homeowners in addition to increasing property values.

The cost of the revitalization will be between \$5,000 and \$8,000. Bobbie stated that we collected \$10,535 in 2024 and our expenses were \$11,718. We had added expenses of cleaning and painting the entrance wall as well as installation of additional solar panels and increased insurance premiums which explained the shortfall. As a result, she felt that the annual dues could remain at \$400.00. She suggested that in addition we propose a \$300 special assessment to cover the cost of the revitalization with both amounts due by April 1. Since we are uncertain the exact cost of the process she suggested that we could refund any overage once the final figure is known.

Bobbie would like to resign her position as treasurer so Russ will ask those present if anyone would like to volunteer to take over that position.

We also discussed changing the annual meeting from January to April or May. We will pose that possibility to the attorney during the process.

The meeting adjourned at 8:25.