

Country Cove (Woodlands East) Homeowner's Association Annual Meeting
Saturday January 31, 2015
Meeting Minutes

The meeting was called to order at 10:06. Present were Linda and Ed Bollinger, Dave Vessey, Amy Moore, Jim Cooper, Rebecca McKelvey, Estelle McCarron, Raul Tous, Russ Monckton, Mabel Machin Tous, Rob VanKaam, Mary Jo and Bob Shaw.

Rob motioned to open the meeting, motion was seconded by Ed.

A quorum was established: Eleven homes were represented and nine proxies had been received

The minutes from last year's annual meeting were read by Mary Jo. Amy motioned to accept them and Rob seconded.

Mabel presented the 2014 financial statement and the proposed 2015 budget. Mabel provided an explanation of the expenditure for directors insurance stating it is now mandatory. The premium for the liability only insurance for the common areas has gone down but that figure may rise in 2015 if we are able to obtain coverage for the fences and sign. Since it was determined that the HOA does own a one foot strip that the fence along the church property sits on, Mabel has requested a quote for full coverage for the entrance fence and the fence along Citrus Wood Court. Estelle suggested that we consider a higher deductible if the quote comes in higher than expected.

Water bill was high for part of the year due to a leak that Rob fixed. The power bill is very low since the light at the front of the subdivision has not been replaced. Rob will look into replacing it with an LED light and surrounding it with a wire cage to curb vandalism

Dave questioned using 25 houses to calculate annual expenses per house. Mabel explained that it is her way of avoiding a miscalculation since there have been issues with foreclosures and dues not being paid in full. Dues calculated on 25 houses would be \$337 and dues calculated on 26 houses would be \$320.00. Given those figures the dues will remain at \$330.00. Rob motioned to accept the treasurer's report and proposed budget. Ed seconded and it passed.

Old Business

Mabel has filed the required application with the IRS to become a 501(c)3 and that application has been accepted. The annual fee to maintain that designation is \$50.00. Having the 501(c)3 status requires us to add an amendment to our by-laws. This amendment states we are organized solely for the benefit of maintaining Woodlands East HOA property as established in our by-laws. It further states we are not to engage in any political activity and should the HOA be dissolved no assets would be distributed to the

board but instead to federal, state or local government for a public purpose.

To add this amendment (Amendment 4) we will need to obtain notarized signatures from a minimum of 20 homeowners. Dave and will work on the format using Amendment 3 as a guideline. Rob and Raul will distribute the documents and set up appointments for Mary Jo to notarize them.

We will have a block party on May 2nd at Mabel and Raul's house. Estelle suggested having a bounce house. We will look into that and more information.

The name on the entrance sign has been engraved and it looks very nice.

The contract with Jackson (landscaping of common areas) has expired and they have not changed their rates but could at any time. Estelle suggested we ask them for a copy of their liability insurance.

New Business

2015 HOA fees are \$330.00 if paid by April 1st and \$345.00 after that date. Contact Mabel if you need to make arrangements. Jim motioned we accept the fees as proposed and Dave seconded

There was discussion about replacing the neighborhood watch sign and also placing a "Children at Play" sign on Citrus Wood Court to slow drivers down in the subdivision. Rob will check to see if the county will provide the sign and what the restrictions are on where it can be placed. Estelle reminded everyone that calls can be placed to the non-emergency number for the Sheriff's department to report speeding.

There was discussion about the name of the subdivision. The legal name is Woodlands East Homeowners Association, Inc. Mabel is filing to have us registered with the state as Woodland East Homeowners Association, Inc DBA Country Cove. We currently have a website for Country Cove (www.countrycove.org.) as well as www.WoodlandsEast.org. Dave suggested we keep both websites.

We currently bank with Chase, but fees have gone up and Mabel is going to switch the bank account to a credit union

We were expecting to have a camera donated to us but instead we will have to purchase one. The church will allow us to mount one on their property that will monitor the front. There has been damage to sprinklers, landscaping the lighting. Rob reminded everyone to please make a police report for any damage.

Mabel has created a new email address for the HOA (hoacountrycove@gmail.com).

Estelle suggested we direct any realtors to email that mailbox with questions about the properties.

Rob presented the proposed slate of officers for 2015 and asked if there were any additional volunteers who would like to serve

President:	Rob VanKaam
Vice President	Russ Monckton
Treasurer	Mahel Machin Tous
Secretary	Mary Jo Shaw
Member at large	Bob Shaw

Ed motioned to accept the proposed board, Jim seconded it. Vote passed.

Raul motioned to adjourn at 11:35. Dave seconded.

Proxies were received from the following homeowners:

Gil English
Melodie Szara
Mahnaz Assadi
Frank Phillips
Linda Salazar
Vickie Williams
Pam Dasto
Patrick Kelliher
Dottie Ramsey

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

Minutes respectfully submitted by Mary Jo Shaw, Secretary.