

**Country Cove (Woodlands East) Homeowners Association Regular
Board Meeting
Monday January 25, 2016
Meeting minutes**

The meeting was called to order at 6:40 at Mabel and Raul's home. Present were Mabel Machin, Robie VanKaam, Bob Shaw, Mary Jo Shaw and Russ Monckton.

There was discussion regarding several property maintenance items:

1- the reservoir at the front of the subdivision needs to be cleaned out
2- several boards in the wooden fence along Citrus Wood Court need to be replaced

3- the concrete storm drain covers need to be pressure washed

Mabel will contact a handyman who has done work for her in the past to see if he would be able to do the necessary work and to give us an estimate of the charges.

The garden in front of the sign needs to be mulched. Rob and Russ have volunteered to handle that.

It was decided that we would set up a community work day to rake the leaves that accumulate along the fence on Citrus Wood Court. We will discuss it at the annual meeting and wait to set a date until the majority of the leaves have fallen.

We still have three homeowners who have not paid the 2015 dues. Mabel will send out statements to those homeowners.

The HOA checking and money market accounts have been moved to Fairwinds Credit Union. Their fees are less than our previous bank and they offer improved methods of invoicing and accepting payments.

Last year's block party was a big success so we will plan another one most likely in May. Bob will check into renting a tent or canopy. This one will be pot luck with the HOA supplying hamburgers and hot dogs.

There was discussion of the annual HOA fee. It was determined that it will

remain at \$330.00 and it will be due by April 1st. After April 1st there will be a late fee of \$15.00.

We have only Raul Tous left on the neighborhood watch so we will need to request a volunteer at the annual meeting.

Mabel mentioned that some of the street lights are not functioning properly and there are dark areas in the neighborhood. We all agreed to look at them to determine if they are out or possibly obstructed by the trees. If they are not working we can call the city and provide them with the number on the pole and they will repair them.

We have been advised that Travelers Insurance Company is no longer underwriting policies for homeowners associations and our policy with them was not renewed. We currently have a policy through another company with comparable rates and coverage, but Mabel will check to see if anything better is available. We currently have only liability coverage but she will see if we are able to add coverage for the entrance sign and both the metal and wooden fences.

The 4th Amendment to the By-Laws has been updated due to our 501(c)3 status. That status requires that we must state how any property owned by the HOA is to be distributed should the HOA be dissolved. It was suggested that the land along the fence would be deeded to the church, the reservoir and entrance be given to the county, and any cash remaining divided among the homeowners. The changes made to the 4th Amendment will require that it be presented to the homeowners and voted on again.

The agenda was set for the annual meeting.

The meeting adjourned at 830.