

Cove of Nantucket Homeowners Association

Minutes of Directors Meeting

Date and Time: April 13, 2017, scheduled to begin at noon.

Location: Offices of Neighborhood Partners, 4519 Mills Park Circle, Suite 200, College Station, TX.

Purpose: Directors meeting.

Attendance: Directors Linda Lindan, Jeannie McCandless, Dick Dabney, Laurel Hargis, Bernita Clark; Neighborhood Partners representative Sandie Miller.

- A. Quorum and Call to Order** - Recognizing a quorum, the meeting was called to order at 12:00 noon by Linda Lindan.
- B. Meeting Minutes** - Minutes of the previous meeting, conducted January 26, 2017, were previously reviewed through email distribution. Minutes were accepted at this meeting (motion McCandless, second Hargis).
- C. Treasurer's Report** - Laurel Hargis reviewed financial information, current as March 31, 2017. Noteworthy items in the 2017 Budget/Actual Profit & Loss Comparison were called out and explained. Balance Sheet shows \$27,724.02 in the checking account and \$14,005.27 in reserves. Treasurer's Report was accepted (motion Lindan, second McCandless).
- D. Management Report** - Sandie Miller presented the Neighborhood Partners Management Report.
 - a. Accounts Receivable (outstanding finance charges, not yet paid) stands at less than \$100.
 - b. Liens - There are no liens in place.
 - c. Current concerns - safety of ponds; four warning signs have been ordered and are due next week.
 - d. Linda asked about information for new residents. She requested that new-resident information be added to the Management Report going forward. Sandie provided information from her office records.
 - e. Discussion occurred about aquatic grass at one of the ponds becoming infested with snakes. Neighborhood Partners will pursue removal of the grasses that are attractive to the snakes.
- E. Committee Reports**
 - a. **Architectural Review Committee** - Dick reported that there was no action for the ARC this period.
 - b. **Landscaping Committee** - Jeannie reported that the Landscaping Committee completed the project for decorative stone and plants between the first two ponds at the Parkland entrance. This committee also planted new materials at the front planter bed and the bed by the first fountain. Jeannie offered a thought for next year for this committee to address the bare land at the common area where Parkland and Twin Pond converge, suggesting a similar treatment to that recently completed near the Parkland entrance.

Laurel promoted discussion about ideas that could mitigate the unattractive appearance of fences along the south limit of the South Hampton development.

- c. **Yard of the Month Committee** - no current activity.
- d. **Social Committee** - Linda reported. There has been no recent activity, but plans are still in place for activity coordinated with National Night out. Linda is communicating with Paula Bauer for this interest. Current thinking is for some kind of cook-out that might be a potluck, or (as suggested by Jeannie) a plan where everybody brings their own food and even plates/utensils. Details are yet to come.

F. Finished Business

- a. **Irrigation repairs** - improvements have been made. Jeannie pointed out to Sandie where additional irrigation repair/adjustment is needed.
- b. **Remove bush from fence along Highway 6 access road** - done.
- c. **Landscape project at Parkland entrance** - done. Related to this interest, Bernita promoted discussion about ideas to mitigate the unattractive appearance of the common area south of her property. She agreed to form an ad hoc committee to study this situation with the county extension office and get ideas for plantings suitable for this condition (motion McCandless, second Lindan). Jeannie offered a thought for Mexican Bird of Paradise.

G. New Business

- a. **Meeting with city Parks representatives regarding linear park** - Bernita reported regarding our effort to have the city Parks Department agree to some things proposed by her committee.
 - i. **Parking** - the committee proposed to have the city allow and create additional parallel parking spaces along Parkland Drive, encroaching onto the city's adjacent linear park. This proposal was discussed among city representatives and was denied for numerous reasons. City suggestions for Cove of Nantucket to consider included things like petitioning the city to widen Parkland Drive or to extend Wayfarer Drive through to Highway 6 for relief of cut-through traffic, or paving portions of the HOA common area. No suggestion was feasible, and it appears that there is no solution at this time, except to have "No Parking" signs placed on one side of Parkland. It was noted that those signs are unattractive and generally not very effective.
 - ii. **Repair damages to and enhance the linear park** - the committee demonstrated deterioration related to the development of this subdivision, and proposed that the city upgrade this park territory in various ways. This proposal was received somewhat favorably, and the city agreed to develop a plan to incorporate the kind of improvements discussed. There is reportedly \$25,000 available, which is an encouragement for actual progress to occur. Bernita expects to hear back from city representatives in about a month.

H. **Adjourn** - Meeting was adjourned at 12:55 p.m. (motion Lindan, second McCandless).