

Cove of Nantucket Homeowners Association

Minutes of Directors Meeting

Date and Time: January 12, 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. Neighborhood Partners officials Sandie Miller, Lauren Bohler.

Call to Order: Linda Lindan called the meeting to order at 12:02 p.m.

Quorum: Linda Lindan declared that a quorum was established.

Items of Business:

- 1. Meeting Records** – It was noted that minutes of the previous meeting (October 24, 2016) have been reviewed by email prior to this meeting. The minutes were accepted without change.
- 2. Financial Report** – Neighborhood Partners (NP) provided financial report of the year to date (through the fourth quarter). Sandie Miller reviewed the report with the Directors. Under “Homeowners Dues,” an increased income of \$708 results from confused involvement from previous HOA manager BCR in transactions for two ownership changes. BCR should not have been contacted by the title company, but they were. And instead of correcting the title company’s mistake, BCR perhaps mishandled the transactions so that an excess amount was transferred over to NP for these Cove of Nantucket properties. NP accepted the overage into the Cove of Nantucket account and requested clarification from BCR, but no one from BCR has responded. Under “Fountains and Lakes,” expenses were noted for removing problematic vegetation and repair/replacement of fountain equipment. NP will coordinate with Bobby at Oasis Pools for corrections needed at the current equipment, principally securing the fountains so they don’t drift out of position. Under “Legal and Professional Fees,” there was an overexpenditure of \$1544 due to the attorney’s action to rescind previous legal steps for matters such as parking and rental of property. Under “Utilities,” there was an overexpenditure of \$1110 due to irrigation repairs and some more extensive watering during summer. After some minor revisions to relocate some entries within the financial report, the report was accepted (motion Dabney, second McCandless).
- 3. Management Report** – NP provided review of the Profit/Loss Statement. Homeowner assessments total \$37,400 annually, and currently \$19,250 remains outstanding. There are currently no concerns regarding liens. There was discussion about irrigation timers in the common area during winter, and Jeannie McCandless agreed to monitor and adjust as needed. NP has removed a troublesome bush interfering with the vinyl fence along the highway frontage.
- 4. Committee Reports** – Architectural Review Committee noted no activity this period. Social Committee reported principally regarding the encouraging experience of the Christmas season social reception. Landscaping Committee reported on the efforts to dress up the pond areas and the entrance sign. It has become clear that the general surface soil is of such poor quality that it’s very difficult to get attractive planting to survive. Subsequent discussion focused on perhaps using landscape stones and red yucca plants for decorative areas.

5. **Previous Business** – The community website is complete and operating. The budget for 2017 was previously approved and has been posted on the website.
6. **New Business** – Preparing for the upcoming annual meeting on January 26, there was review by NP of the talking points anticipated for that presentation. There was discussion of procedures to follow if there is no quorum established at the annual meeting. That would lead to conducting the meeting as an “informational meeting,” and there would be no voting. There was also discussion regarding items that have been submitted by various neighbors for discussion at the annual meeting.

Adjournment: The meeting adjourned at 1:24 p.m. (motion Dabney, second Lindan).