

## Cove of Nantucket Homeowners Association

### Minutes of Board Meeting

**Date and Time:** July 14, 2016, scheduled to begin at 2 p.m.

**Location:** Castlegate II Event Center, 4205 Norwich Dr., College Station, TX.

**Purpose:** Regularly scheduled Board meeting.

#### **Attendance:**

**Directors** – Linda Lindan, Jeannie McCandless, Penny Talbert, Dick Dabney.

**Neighborhood Partners (NP) officials** – Sandie Miller, Lauren Bohler, Brenda Watson.

**Homeowners** – List of attending homeowners follows after these minutes.

**Call to Order:** Linda Lindan called the meeting to order at 2:04 p.m. She clarified that the meeting was not a voting meeting, but was an open discussion meeting, allowing for comments up to three minutes from individuals who have previously registered with the HOA manager. Following such comments, the directors would enter into discussion regarding the items presented for comment.

**Review and Acceptance of Minutes:** It was noted that the minutes of the previous meeting had previously been reviewed by directors. Minutes were accepted as submitted (motion McCandless, second Talbert).

**Treasurer's Report:** Penny Talbert presented a financial report and invited questions. She noted that the chief area of concern would be the pond expenses. Due the passing of Dennis St. John, others are becoming involved in the matters of pond maintenance, and there is a learning curve to be dealt with. There will be additional expenses to take care of several things that Dennis had covered. Further on the financials, it was noted that everything currently is paid up. NP noted that the financial figures were based on a total of 65 lots rather than 67, which has a minor effect on calculations. The financial report was accepted as submitted (motion Dabney, second McCandless).

**Management Report:** Sandie Miller presented this report. All assessments are paid up and there are no liens currently filed. Information regarding vehicle parking along the street was presented. There is no effective remedy at this point. Solutions may involve placement of a multitude of signs restricting parking. Regarding vehicles obstructing mail delivery had been discussed, and NP reported that they had sent a general email to homeowners to explain this situation. Similar treatment had been given regarding the concern of dog walkers not cleaning up behind their pets.

#### **Committee Reports:**

- 1. Architectural Review Committee** – Report submitted by Dick Dabney showed two activities occurring since the previous report in April. Both activities were approved as requested. Discussion pointed out that there was a current activity occurring at about the middle of the block on Parkland. This activity is unknown to the ARC.
- 2. Landscaping Committee** – Report submitted by Jeannie McCandless included planting of perennials in January and replacing them with lantana when they failed. There are questions about the irrigation operation, and Mowmasters is scheduled to investigate and determine what's needed.
- 3. Ponds Committee** – Linda asked Sandie Miller to provide an update regarding ponds. Because of the passing of Dennis St. John, no one is designated to maintain the ponds, and for now, NP is guiding our interests for ponds. NP has experience with Lochow for this work, but considers them too expensive for regular maintenance – certainly beyond the amounts anticipated in the Cove of Nantucket budget. NP has contacted two comparable companies – one in Houston and one in Fredericksburg – but they have not shown interest in doing this work. NP is currently relying on a

company whose principal business is swimming pools, based on his familiarity with water-control chemicals. NP is also pursuing information to get the best performance from the fountain pumps. There was discussion about putting fish in the ponds to help control algae and mosquitoes.

4. **Social Committee** – Linda reported that there is no current activity for welcome packets since all houses have become occupied. NP is taking over this activity with their new homeowner contacts when a property changes ownership.

**Finished Business:** NP reported that the policy statements previously found to be legally without basis have been rescinded. Contract for lawn maintenance of the common area has been transferred to Mowmasters. Brushy growth at the common area near 1733 Twin Pond has been cleaned up. Overgrown vegetation at pond inlets has been cleaned out.

**Unfinished Business:** Previous activity for a city traffic analysis has been concluded; there is no action planned by the city with regard to vehicles parked in the street. There is also no change to implement regarding control of vehicles parked off the roadway along Parkland. Bids for hydroseeding of sparse grass areas will be delayed to the next season. Creation of a community website is lagging due to availability of an appropriate domain name; progress is continuing. Bernita Clark presented the report of the ad hoc Committee for Review of Dues. That committee's recommendation is to reduce the dues to \$400/year beginning 2017. NP also provided prospective budget data demonstrating a basis of dues at \$400/year compared with \$500/year. It was reiterated that the expense related to ponds and fountains is not quantified yet, and should be a matter of caution in the HOA budgeting. There was discussion about how much money is available in reserve, because the financial data is not clearly understood. NP clarified that there currently is \$3,000 in reserve and this might increase to about \$13,000 at the end of the year if there are no additional significant expenses. There was discussion about future expenses that could be anticipated, noting that cleaning of the vinyl fence along the Highway 6 frontage would be needed before much longer. (Related to that, it was noted that Brenner Fence [Robert Brenner] was scheduled next week to repair the recent storm damage to the fence section north of Parkland.) Directors determined to defer a budget decision until later in the year, to allow for more experience to be revealed.

#### **New Business:**

- 1) **Resignation of Director** – Terri St. John is leaving the community and has resigned from the position of president. NP guided the discussion that led to an approval to accept the resignation of Terri St. John, to name Linda Lindan as president in Terri's place, and to name Jeannie McCandless as vice president in Linda's place (motion Dabney, second Talbert). Jeannie offered her opinion that director service should be a minimum of two years, understanding that the first year usually has to be a year of learning, so the second year can be a year of productive service.
- 2) **Discussion Topic: Anna Shumate** – Sandie presented Anna's issues and the response from directors.
  - a) *Irrigation appears to be inadequate in certain areas.* Response: Mowmasters has recently been hired to replace Green Teams. Mowmasters will be onsite this week and will maintain these areas going forward.
  - b) *Mowing is not complete at the ditch.* (Assuming this refers to the land between the Highway 6 access road and the Cove of Nantucket perimeter fence.) Response: the area beyond the 3-rail perimeter fence is TxDOT property, not Cove of Nantucket property. It has been mowed in the past by Green Teams apparently as a good-citizen gesture to improve appearances, since TxDOT mowing along the right-of-way doesn't happen very often. We could direct Mowmasters to add this to his area of responsibility for Cove of Nantucket, but there will be a corresponding cost increase for this increased scope of work. Conclusion was reached to direct Mowmasters to mow from the perimeter fence all the way to the access road for a distance of about 30 feet, and to include this area whenever he provides the routine maintenance mowing for the neighborhood.
  - c) *Parking appears to still be problematic along Parkland, including vehicles in the city park right-of-way, vehicles parked in the street overnight, and vehicles parked on the sidewalk.* Response: Enforcement of parking on city streets and r.o.w. belongs to the city, and they will only respond when there is a violation of city regulations.

It might be possible to have the city place signs for restricted parking along the roadway. It was noted as well that NP could receive a photo of problematic parking and use that as a basis for addressing the situation in an email contact to the homeowner. The greatest concern is for access for emergency vehicles to get through when needed. Discussion also touched on the difficulty presented when a vehicle is parked on the sidewalk, considering that others then have to step out into the roadway to get by, sometimes with children or with a baby stroller.

- d) *Pond maintenance used too much chemical treatment.* Response: Covered in earlier discussion. It was necessary to apply an extra measure of chemical treatment because of the extended time since the ponds had been treated, and because recent vegetation removal had disturbed the water. Once the waters are settled again, they will receive routine maintenance.
  - e) *Recent clearing of brush at common area was done unfairly:* Response: This area was partially cleared to reduce the likelihood of harboring mosquitoes and other unwanted creatures such as snakes. The decision for this partial clearing was a matter for the directors to determine.
  - f) *Recent clearing of plant material at the front pond has left ruts and the sidewalk is dirty.* Response: We might be able to have Mowmasters provide some extra cleanup at these places, but it seems like the wearing of routine weather will remedy this without having to spend additional funds.
- 3) **Discussion Topic: Will Blackmon** – Sandie presented Will’s issue – *concern for removal of water lilies from the large pond* – and the response from directors. Response: The water lilies in extended growth create a canopy across the water and favor the environment for algae and mosquitoes. It was determined by the directors that the lilies should be removed for the overall good. It was noted that the lilies are rapidly growing back. It was noted that the lilies are an attractive feature, but would be best if they are not allowed to become overgrown in the ponds.
- 4) **Discussion Topic: Bernita Clark** – Sandie presented Bernita’s issues and the response from directors.
- a) *Would like to present the findings of the Committee for Review of Dues.* Response: As covered in earlier discussion.
  - b) *Would like to propose an amendment to covenants to provide that board meetings are open to all homeowners.* Response: Board meetings are open to all homeowners. Directors meetings are for directors only (as directed in state law). The scheduled October meeting will be open to all homeowners. Next beyond the October meeting will be the January schedule for establishing the next year of activity. Bernita also noted the difficulty for some when these meetings are scheduled during a work day, since that makes it very difficult for some homeowners to participate. NP noted that the opportunity to communicate with homeowners will be much improved when the website is in operation.
  - c) *Would like to propose modification to the covenants to require that all directors be full-time residents of the Cove of Nantucket.* Response: This is a common concern in many communities. The covenants currently provide that properties be occupied by the family of the owner of record, with not more than one non-family member living at the home. NP noted that the directors may want to give further thought to the ways this might be better managed. There was also discussion of a recent trend in various places, where homes are kept as a weekend rental property. NP is pursuing some language developed for another community, which speaks about limitations against that kind of use.
  - d) *Would like to see a long-term plan for the greenery area in the common area adjacent to my house.* Response: As covered in earlier discussion. Bernita noted that a long-term plan would still be good for this common area, whether for parking or mailboxes or such. She also expressed her appreciation for the recent clean-up at this area.
- 5) **Unregistered Comment from Bart Challis** – We still need discussion about vehicle parking. There is frustration over having no useful solution. NP reiterated that the available actions apparently are limited to having them contact the abusing property owner, based on photo evidence, or having the city put up “no parking” signs.

**Adjournment:** The meeting adjourned at 3:34 p.m. (motion Dabney, second Talbert).

**Reference – list of homeowner attendance:**

1718 Parkland – Ginger Murray  
1732 Parkland – Jessica Lane  
1740 Parkland – Bart & Manuela Challis  
1742 Parkland – Patsy Bartels  
1700 Twin Pond – Jeannie McCandless  
1702 Twin Pond – Joy Camp  
1710 Twin Pond – Simone Woodall  
1712 Twin Pond – Linda Lindan  
1720 Twin Pond – Penny Talbert  
1728 Twin Pond – Dick Dabney  
1733 Twin Pond – Bernita Clark  
1738 Twin Pond – Joe Coughran  
1740 Twin Pond – Bob & Nancy Moss  
1742 Twin Pond – Karin Partin