

Cove of Nantucket Homeowners Association

Minutes of General Membership Meeting

Date and Time: January 25, 2018, scheduled to begin at 6:00 p.m.

Location: Fire Station No. 5, 1601 Wm. D Fitch Parkway, College Station, TX.

Purpose: Annual general membership meeting.

Attending:

Board members:

Linda Lindan (President)
Jeannie McCandless (Vice President)
Dick Dabney (Secretary)
Laurel Hargis (Treasurer)
Bernita Clark (At Large)

Neighborhood Partners - HOA Management Company:

Sandie Miller, Shala, Steph

Homeowners:

List of attending homeowners follows after these minutes.

Meeting Time: Meeting was called to order at 6:00 p.m.

- A. Call to Order** - Linda Lindan called the meeting to order at 6:00 p.m.
- B. Quorum:** It was declared that a quorum was present and therefore business may be conducted.
- C. Meeting Minutes and Vote Counting** - Minutes of the previous annual General Membership Meeting, conducted January 26, 2017, were previously reviewed through email distribution. There were no questions about the minutes and they were accepted at this meeting (motion Georgia Richardson, second Lee Price). At a request for volunteers to count votes submitted for directors for the upcoming year, Penny Talbert and Charlene Speed left the room for this purpose. They completed their task after a few minutes and rejoined the meeting.
- D. Treasurer's Report** - Laurel Hargis reviewed financial information. She commented regarding a few line items where there were more significant variances from the planned budget. Due to over-expenditures particularly for legal services and for unanticipated utility costs, the final accounting for expenses is about \$1600 over budget for 2017. Laurel commented that we will be able to add \$5000 to reserves, bringing the reserve amount to about \$19,000. In discussion regarding the 2018 budget, it was pointed out that the amount of \$37,900 for "Total Income" was not accurate. Laurel noted that this would be reviewed and corrected. Laurel commented that it is expected to be able to add another \$7000 to the reserves at the end of 2018.
- E. Management Report** - Sandie Miller presented the Neighborhood Partners (NP) Management Report.

- a. Billing is \$37,400. Balance due currently is \$17,600. Past due amount is \$36.41, which represents cost of collection and fees.
- b. Annual meeting notice was mailed on December 14, 2017.
- c. Liens - There are no liens in place.
- d. Status of concerns - There are no active violations or related concerns. There was comment about a problem with barking dogs. Sandie suggested calling or emailing the HOA management office to report when the situation is occurring. The office staff can send an email reminder to the owner of the animal as a reminder to address the situation. Sandie also noted that she would post to the HOA website the city's ordinance for quiet hours through the night.
- e. NP had earlier promoted a preference poll regarding notifications, asking whether homeowners preferred to be contacted for HOA matters by email or land mail. Approximately 37% of those contacted responded to the poll. Just a few mentioned a preference for land mail, and the large majority of responses preferred email notification.

F. Committee Reports

- a. Architectural Review Committee - Dick Dabney reported that there was no action for the ARC this period.
- b. Community Events - Linda Lindan noted there was nothing to report for this period.
- c. Landscaping Committee - Jeannie McCandless reported that the Holiday Showcase recognition was awarded to 1712 Twin Pond (Linda Lindan).
- d. Parks & Recreation Committee - Bernita Clark is in communication with the City of College Station Parks Department regarding improvements to the linear park. The city has indicated an interest in planning improvements, but says there is currently no funding for this work. This seems to be in conflict with earlier information regarding \$25,000 set aside for improvements. Bernita said that the committee will follow up on that. Regarding questions about vehicle parking along the linear park on Parkland Drive, the city confirmed that vehicles are not allowed to park off the roadway in the park property.

G. Community Updates - Linda Lindan reported that the white vinyl fence along the Highway 6 perimeter was cleaned of algae buildup this year. Also, signs were posted at the ponds regarding hazard of water snakes/no fishing. The maintenance contract for the common areas was renewed with Mowmasters. New landscaping beds were installed in selected locations in the common area. Pond outlets were fitted with a renewed layer of decorative rocks. Mexican bird of paradise plants were transplanted into selected locations, to render improved appearances in future years. And a holiday garland decoration was placed at the entrance monument sign during the Christmas season.

H. New Business -

- a. Bernita Clark reported regarding matters of the community regulations. A previous policy for controlling on-street parking has been rescinded because it was impracticable due to prevailing city control of vehicle traffic. A previous policy to address rental property has been rescinded on the advice of an HOA attorney. A previous policy providing for certain fines related to violations of deed restrictions is still in force but is considered not feasible and needs to be replaced. NP is preparing replacement language for consideration. Similarly, there is an existing policy regarding fees for late

payment of property assessments, which is now inappropriate because of recent changes to state law. NP is also preparing replacement language for this provision, in cooperation with the HOA attorney. There is also a payment schedule for expense of copying records, established for the HOA by the previous management company, which could be greatly improved if we desire. Bernita requested a motion to rescind the policy regarding fines for deed restriction violations and the policy regarding fees for late payment of dues. A voice vote was taken, and the vote was in favor of rescission of both items (motion Charlene Speed, second Georgia Richardson).

- b. Linda Lindan discussed the prospect of establishing a policy that would preclude “short-term rentals,” being the kind of rental properties that exist for the purpose of financial profit (such as Airb&b). NP has experience in this kind of provision and is recommending a policy statement for the directors to consider. The language being considered has certain provisions that could be applied where a homeowner had a genuine need, but would provide a limit against the abusive use of the short-term rental for profit.

I. Discussion Topics -

- a. Linda Lindan noted regarding the preference poll for email communication that homeowners still have an option to have HOA matters communicated through land mail. If a homeowner at any time wants to change from email preference to land mail, they may simply contact NP and express that desire. NP will make the change.
- b. There was an advisory statement regarding vehicles parked with tires in grassy areas next to the curb. That parking practice is a violation of law and should not be allowed.
- c. Linda mentioned for information that NP is helping conduct meetings in a way that allows comments but maintains a brisk pace so that meetings can be conducted timely. Where necessary, time limits may be applied for comments.
- d. NP reported regarding the interest of cluster mailboxes. After NP’s consulting with USPS, we are advised that a changeover from individual mailboxes to a cluster mailbox for the neighborhood will require that the HOA bear all costs for buying the facilities, having them installed, and removing all the existing individual mailboxes. Also, the change would require 100% agreement from residents.
- e. There was follow-up discussion regarding the interest of reducing the amount of annual property assessments. Laurel Hargis reminded that the reserve fund is maintained for use when equipment/property is damaged or worn out, and must be replaced. Reducing the annual assessments will serve to reduce the amount that can be available for replacement or repair of needed items, and could result in an emergency situation that would require immediate special assessments. The task of the directors is to make prudent decisions to ensure there is an amount in the reserve to defend against the financial exposure of such repairs. There is an expectation that an amount of \$7000 can be added to the reserve after 2018, bringing the reserve to about \$26,000 if the experience of this coming year doesn’t present an unanticipated sizable expenditure.

The directors will continue to consider how much financial reserve should be established and maintained, so there could be the opportunity to further reduce annual assessments.

- f. Bob Moss raised the issue of vehicle speed again. The city does not typically allow speed bumps. Discussion touched on possible speed signs and pedestrian signs to help cause slower traffic. Sandie Miller is to check with city officials for options.

J. Result of Election - Voting resulted in the following list of directors for 2018.

- a. Laurel Hargis
- b. Bill Murray
- c. Jeannie McCandless
- d. Linda Lindan
- e. Claudia Massey

K. Adjourn - Meeting was adjourned at 7:10 p.m.

Reference – list of homeowner attendance:

1703 Parkland – Laurel Hargis
1738 Parkland – Gay Dunn
1742 Parkland – Patsy Bartels
1745 Parkland – Charlene Speed
1749 Parkland – Karen Williams
1700 Twin Pond – Jeannie McCandless
1706 Twin Pond – Zanna Bickham
1710 Twin Pond – Simone Woodall
1712 Twin Pond – Linda Lindan
1720 Twin Pond – Penny Talbert
1723 Twin Pond – Ned Moore
1727 Twin Pond – Georgia Richardson
1728 Twin Pond – Dick Dabney
1729 Twin Pond – Lee Price
1733 Twin Pond – Bernita Clark
1734 Twin Pond – Thomas & Anna Shumate
1738 Twin Pond – Joe Coughran
1740 Twin Pond – Bob & Nancy Moss
1742 Twin Pond – Karin Partin
1750 Twin Pond – Tom Turbiville